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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
EVALUATION SHEET  
Informational Presentation**

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**ADDRESS:** CanalSide, bordered by Hampton, Williams, Blanding Street, and the City Esplanade

**APPLICANT:** Ned Miller, The Beach Company (developer)

**TAX MAP REFERENCE:** 09005-03-04, 06, 17

**USE OF PROPERTY:** vacant

**REVIEW DISTRICT:** City Center Design/Development District (-DD)

**NATURE OF REQUEST:** Request for Certificate of Design Approval for new construction of four buildings and associated parking

**PROJECT SUMMARY:**

This is the third and final phase of the Canalside project. The PUD was approved in 2005. The Infrastructure package and Phase One included the construction of several multi-family buildings and was approved in 2007. Phase Two included multi-family buildings and townhomes and was approved in 2011. The applicant came before DDRC in September for an informational presentation; the proposal has since been reconfigured. The PUD document is included at the end of your packet for information purposes.

In particular, please keep in mind the 8 “Design Objectives” that were adopted in the PUD document:

- *Buildings will create a strong street edge and embrace the public realm*
- *Buildings will be compatible with their neighbors*
- *Pedestrian activity and interaction will be encouraged*
- *Buildings will be designed to be timeless*
- *Buildings will respond to the Vista context while introducing other design motifs to the area*
- *Street will be designed to embrace pedestrian and vehicular movement. Street trees, decorative lighting, on-street parking and narrow travel lanes will be included.*
- *Shared parking will be encouraged for areas which include at least two uses that have different parking demand peaking characteristics. See The Urban Land Institute’s study Shared parking by Barton-Aschman Associates, Inc.*
- *The City Esplanade and City Parks will be designed as part of the overall project to seamlessly integrate with the built environment.*

Staff had a number of significant concerns that became apparent as the documents were reviewed. The applicant has received feedback and this evaluation.

This evaluation is organized in four sections, as follows:

Building I: Parcel One (Area 5: Park District)

Building II: Parcel Two (Area 6: City Balcony)

Building III Parcel Three (Area 6: City Balcony)

BUILDING IV: Parcel Three (Area 6: City Balcony)

**STAFF COMMENTS:**

**BUILDING 1**

**5.2 Architectural Style or Theme & 5.3 Building Mass and Organization**

- *No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)... The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion.*

The contemporary style of the building is consistent with the Canalside neighborhood. The building is four stories, consistent with the mostly three and four story buildings throughout the site.

**5.3.2 Façade Proportion and Rhythm**

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*

The proportions of the building are consistent with the context; the rhythm of projecting and set back façade elements is similar to the existing buildings in Canalside.

**5.3.3 Proportion of Openings**

- *Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories which have smaller window openings (40 percent).*

The percentage of glazing on the buildings has been provided on each sheet. The east elevation is close to the recommended lower/upper percentages, at 60/43 respectively. Along the Taylor Street elevation (02: East Elevation) on Page 2, and on (01: Enlarged Typical Retail Entry Elevation) Page 9 there appear to be large panels of flat brick between the storefront bays. However in the enlarged perspective (03: Enlarged Retail Perspective) on Page 9, there are storefront panel shown on the façade between the recessed bays. Having these storefront panels consistent along the Taylor Street frontage would help the percentage of glass and align with the guidelines.

The north and south elevations have smaller percentages on the first floor, due to the residential use.

**5.3.5 Wall Articulation**

- *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

All three buildings are divided into bays.

- *Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.*

The building is articulated with a variety of windows and light configurations, balconies with canopies, and what appears to be composite wood screening in front of breezeways. The portions of the South elevation that are cementitious panels in “amazing gray” appear flat and unarticulated. More information at a larger scale is needed.

The canopy structure on the southeast corner is between the second and third floors, which does not contribute to creating a sense of pedestrian scale nor would it be effective in providing shelter from sun and rain.

Overall more information is needed about the actual depth of recesses and projecting materials in the form of detailed elevations.

- *Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.*

The building is fairly well articulated at the street level, particularly on the east elevation in that these are active retail frontages.

### **5.3.6 Roofs and Upper Stories**

- *Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.*

*[Per PUD Guidelines for Area 5: Park District there should be a combination of flat and pitched roofs.]*

| All roofs are flat.

- *Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

No information has been provided about any roof-mounted utility equipment.

### **5.4.1 Setbacks**

- *In order to preserve the scale of the pedestrian environment and continue to foster the urban character of the City Center, the Design/Development District will have no minimum required front yard setback. The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.*
- *Although the criteria for setbacks will be the same throughout the City Center Design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.*

The buildings are close to the street front, with small setbacks to provide landscaping for residential units.

#### **5.4.2 Street Orientation**

*The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.*

- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*

*[Per the PUD Design Guidelines set form for Area A: Park District, there should be “first floor commercial/office space featuring prominent entries and front onto Taylor Street and neighborhood park.”]*

Retail/Commercial space has been provided along Taylor Street, activating this frontage.

Staff has serious concerns about the overhead pedestrian walkways that provide access from structured parking on Parcel One (Building I) to the residential units in Building II, across Canalside Street. This is being provided as a convenience for the residents, but is not necessary from a traffic/safety standpoint and is contrary to best practices for urban design, as it takes pedestrians off of the street. If the structured parking were provided for the units on the same parcel, as was proposed and adopted in the PUD zoning document, the residents would not have to cross the street to access their parking. Allowing this condition in an urban neighborhood would set a poor precedent for future developments.

- *The front building facade should be oriented parallel to the street or toward a major plaza or park.*

All three buildings are oriented parallel to the streets.

- *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

Building I has the leasing office on the corner, and 2 retail spaces on Canalside Street.

#### **5.5 Open Spaces in Private Development**

- *City Center’s streets with their street trees and pedestrian amenities, are the district’s primary open space...To invite public use and ensure user security, plazas and other public spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units or offices. The design of plazas and open spaces in private development should conform to the guidelines for public open spaces, and the landscaping guidelines in the following section.*

There are no open private open spaces on this parcel.

#### **5.6 Landscaping**

- *Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.*

Street trees were installed for the entire development at the time the infrastructure was installed. Each parcel has additional landscaping provided with each building.

## 5.7 The Storefront

- *This section focuses on establishing “storefronts” that will help revitalize and unify City Center’s commercial street frontages. It should be noted that the term “storefront” does not necessarily imply that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.*

There are storefronts along Taylor Street, at the corner of Taylor and Canalside Street, and along part of Canalside Street. The residential units provide stoops along the street edge.

### 5.7.1 Storefront Composition, Accessories, and Details

#### Entries and Doorways

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening; covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall... Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning...*

The storefront entries are recessed, and the restaurant space at the corner of Taylor and Irwin Drive has a metal canopy with prominent signage. The lobby at the corner of Taylor and Canalside Street is articulated by a high canopy structure between the second and third floors. The canopy above the restaurant is more effective at defining the pedestrian realm than the lobby canopy structure, which is 22’ above the sidewalk.

There are decorative wall-mounted light fixtures along the retail frontage.

#### Door and Window Design

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents... Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

As noted previously, the storefront along Taylor Street would benefit from additional glass between the recessed bays, as shown in the enlarged perspective. The storefront windows go to the ground, eliminating a bulkhead.

#### Awnings and Canopies

- *Awnings and canopies provide the opportunity to add color and visual relief to buildings as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used contribute positively to City Center's overall design quality... where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them...*

The canopies on both corners are aligned with the bays of the building.

## **Grillework/Metalwork and Other Details**

- *There are a number of details, often thought of as mundane, that may be incorporated into building design to add a degree of visual richness and interest while meeting functional needs. Such details include the following items:  
Light fixtures, wall mounted or hung with decorative metal brackets...Metal grillwork, at vent openings or as decorative features at windows, doorways or gates... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets...  
[among others]*

There are wall-mounted light fixtures along the first floor. At this scale there is not much information about fixtures and details. More information should be provided about balconies, railings, light fixtures, and any other details that will add articulation to the facades.

### **5.7.2 Exterior Walls/Materials**

- *The design elements for exterior walls involve two aspects- color and texture. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.*

#### *Recommended Materials*

- *Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally, two or less).  
Building Walls: clear glass, glass block (storefront only)...stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone)...*

The building is primarily cementitious panels of various colors, with some brick sections, some metal panels and accents of composite wood. In addition to the 4 materials, there are also five colors of cementitious panels, and two colors of brick. While all of the materials are appropriate for City Center and consistent with what has been built at Canalside previously, this is an over-abundance of materials for one building. Using a single color of brick would add continuity to the façade.

Windows sections have been provided; the window depth at the cementitious panels is shallow, lacking the depth that creates articulation on the façade. The depth of recesses in the brick and metal panels provide more relief. As noted earlier, more information is needed about the depth of materials as they relate to each other.

## **5.8 The Upper Façade**

- *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components: the cornice and fascia that cap the building front; the building's upper stories; the windows, which provide articulation and interest to the upper architecture; and the piers, which extend to the ground level to visually support the façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The*

*following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

### **5.8.1. Cornice and Fascia**

- *A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade... The new cornice or fascia should be designed in proportion with the overall mass of the building.*

The building is finished with a simple fascia; alternately some bays have a slight overhang, creating a shadow line.

### **5.8.2 Wall Materials (Upper Façade)**

- *Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.*

The materials are similar to the surrounding buildings and complement the storefront. Again, simplification of the materials palette would be preferable.

### **5.8.3 (Upper Façade) Windows**

- *Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.*

The upper story fenestration calculations range from 35-43%, near the recommended 40%.

Windows details have been provided, although without scale or dimensions. The windows at the cementitious siding are relatively flat and so not provide the relief necessary to articulate the upper façade.

The large expanse of “amazing gray” cementitious siding on the South elevation is flat and unarticulated. Adding balconies to the middle set of windows similar to the treatment on the North elevation would help a great deal.

### **5.10.1 Structured Parking**

- *Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building, with the principal use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

The structured parking is wrapped with residential units on three sides. The west elevation has punched openings and is on the back street facing the former CCI wall.

- *Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of ten feet from the sidewalk. This setback should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest and establish a sense of human scale.*

More information is needed about the screening of the parking on the first level of the west elevation. There appear to be plants and also some type of green screen, but this should be clarified.

## **BUILDING II**

### **5.2 Architectural Style or Theme & 5.3 Building Mass and Organization**

- *No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)... The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion.*

The contemporary style of the building is consistent with the Canalside neighborhood. Building II is four stories, in-keeping with the slightly taller three and four story buildings throughout the site, and well below the 100' height limit allowed by the PUD.

#### **5.3.2 Façade Proportion and Rhythm**

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*

The building's façade is broken into both recessed and projecting bays, establishing a rhythm along the street, with the wider bays at both ends.

The corner of the building at the plaza and the esplanade has a 2-story cantilever with the first two floors recessed, creating a void at the corner and appearing top-heavy.

#### **5.3.3 Proportion of Openings**

- *Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories which have smaller window openings (40 percent).*

The percentage of glazing on Building II has been provided for the North and East elevations. The north elevation is close to the recommended lower/upper percentages, at 63/38 respectively. The East (Taylor Street) elevation has 74/42 respectively.

Percentages for the South elevation have not been provided.

#### **5.3.5 Wall Articulation**

- *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

The building is divided into bays. More information should be provided about the depth of recesses and projections.

- *Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.*
- *Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with*

*smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.*

The building has a variety of windows and light configurations, and balconies. More information at a larger scale is needed.

Overall more information is needed about the depth of recesses and projecting materials to better be able to gauge the true articulation of the facades.

### **5.3.6 Roofs and Upper Stories**

- *Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.*

All roofs are flat.

- *Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

No information has been provided about any roof-mounted utility equipment.

### **5.4.1 Setbacks**

- *In order to preserve the scale of the pedestrian environment and continue to foster the urban character of the City Center, the Design/Development District will have no minimum required front yard setback. The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.*
- *Although the criteria for setbacks will be the same throughout the City Center Design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.*

The building is close to the Canalside Street and to the plaza. The cantilevered portion at the corner detracts from the building holding the corner. More information at a larger scale is needed about how the South side of the building addresses the public Esplanade. The wide stairs that were part of the previous design (before the Commission in September) have been revised to include fencing and gates into private courtyards that are at the same level as the Esplanade.

### **5.4.3 Street Orientation**

*The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.*

- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*
- *The front building facade should be oriented parallel to the street or toward a major plaza or park.*

- *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

Retail/commercial space and a lobby to the residential is appropriately provided along the public park.

In earlier conversations with the applicant, the “front” of the building was oriented toward the public Esplanade. The current configuration is more representative of the private rear of the property, with a secondary entrance and private courtyards. When a public residential building fronts a public open space, the public space should benefit from the building in addition to the residents benefitting from the public space/amenity.

As noted on the Building I evaluation, staff has serious concerns about the overhead pedestrian walkways that provide access from structured parking on Parcel One (Building I) to the residential units in Building II. If the structured parking were provided for the units on the same parcel, as was proposed and adopted in the PUD zoning document, the residents would not have to cross the street to access their parking. Allowing this condition in an urban neighborhood would set a poor precedent for future developments.

### **5.5 Open Spaces in Private Development**

- *City Center’s streets with their street trees and pedestrian amenities, are the district’s primary open space...To invite public use and ensure user security, plazas and other public spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units or offices. The design of plazas and open spaces in private development should conform to the guidelines for public open spaces, and the landscaping guidelines in the following section.*

The public park with fountain has been in place for a number of years. Building II does activate the public park with the retail/commercial spaces opening onto the plaza. The public Esplanade does not enjoy the same benefit by having the back of the residential building adjacent to it.

### **5.6 Landscaping**

- *Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.*

Street trees were installed for the entire development at the time the infrastructure was installed. Each parcel has additional landscaping provided with each building.

### **5.8 The Storefront**

- *This section focuses on establishing “storefronts” that will help revitalize and unify City Center’s commercial street frontages. It should be noted that the term “storefront” does not necessarily imply that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.*

#### **5.8.1 Storefront Composition, Accessories, and Details**

##### **Entries and Doorways**

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening;*

*covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall... Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning...*

The lobby on the east elevation is signified by a large glass curtain wall and a canopy over the door. The other entrances are not particularly emphasized.

### **Door and Window Design**

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents... Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

The doors and windows to the retail shops are clear storefront, allowing for viewing retail contents and activity inside. Storefronts extend to the ground, eliminating the bulkhead.

### **Awnings and Canopies**

- *Awnings and canopies provide the opportunity to add color and visual relief to buildings as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used contribute positively to City Center's overall design quality... where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them...*

There is a canopy on the glass tower element, helping to draw attention to the lobby entrance.

### **Grillework/Metalwork and Other Details**

- *There are a number of details, often thought of as mundane, that may be incorporated into building design to add a degree of visual richness and interest while meeting functional needs. Such details include the following items:  
Light fixtures, wall mounted or hung with decorative metal brackets...Metal grillwork, at vent openings or as decorative features at windows, doorways or gates... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets...  
[among others]*

At this scale there is not much information about fixtures and details. More information should be provided about balconies, railings, light fixtures, and any other details that will add articulation to the facades.

### **5.8.2 Exterior Walls/Materials**

- *The design elements for exterior walls involve two aspects- color and texture. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.*

#### *Recommended Materials*

- *Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).  
Building Walls: clear glass, glass block (storefront only)...stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone)...*

The building is mostly cementitious panels of various colors, with some brick sections, some metal panels and accents of composite wood. In addition to the 4 materials, there are also five colors of cementitious panels, and two colors of brick. While all of the materials are appropriate for City Center and consistent with what has been built at Canalside previously, this is an over-abundance of materials for one building. Using a single color of brick would add continuity to the façade.

Windows sections have been provided; the window depth at the cementitious panels is shallow, lacking the depth that creates articulation on the façade. The depth of recesses in the brick and metal panels provide more relief. As noted earlier, more information is needed about the depth of materials as they relate to each other.

## **5.8 The Upper Façade**

- *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components: the cornice and fascia that cap the building front; the building's upper stories; the windows, which provide articulation and interest to the upper architecture; and the piers, which extend to the ground level to visually support the façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

### **5.8.1. Cornice and Fascia**

- *A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade... The new cornice or fascia should be designed in proportion with the overall mass of the building.*

Most of the building sections have a simple fascia.

### **5.8.2 Wall Materials (Upper Façade)**

- *Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.*

The materials are similar to the surrounding buildings and complement the storefront. Again, simplification of the materials palette would be preferable.

### **5.8.3 (Upper Façade) Windows**

- *Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.*

The upper story fenestration calculations (north and east elevations) range from 38-42%, near the recommended 40%. Calculations for the south façade should be provided.

Windows details have been provided, although without scale or dimensions. The windows at the cementitious siding are relatively flat and so not provide the relief necessary to articulate the upper façade.

#### **5.10.1 Structured Parking**

- *Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building, with the principal use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.*

The structured parking present in the previous design has been eliminated, and all parking moved into the deck at Building I. This is an improvement as it pertains to first floor programmed space in Building II, however it presents new concerns about remote parking accessed by overhead pedestrian walks, as well as the elimination of the architectural gesture that used the grade change to transition between and public and private space.

## **BUILDINGS III & IV**

### **5.2 Architectural Style or Theme & 5.3 Building Mass and Organization**

- *No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)... The height and scale of new buildings within City Center should complement existing structures while providing a sense of human scale and proportion.*

The contemporary style of the buildings is consistent with the Canalside neighborhood. Buildings III and IV at 3 and 4 stories, respectively, are consistent with the mostly three and four story buildings throughout the site.

#### **5.3.2 Façade Proportion and Rhythm**

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*

Building III is struggling to hold the corner. It is much smaller than what is depicted in the PUD concept plan, and while some variation is to be expected, the separating of elements reduces the impact of holding the street edge even further. This pattern is not seen elsewhere in Canalside.

Building IV has a strong rhythm of storefront along the first floor. The alternating bays of upper story windows and balconies along the canal is consistent with other buildings in the development.

#### **5.3.3 Proportion of Openings**

- *Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories which have smaller window openings (40 percent).*

Building III has proportions of lower and upper floors 35/40, respectively. This is largely due to the mostly residential and tuck-under parking that makes up the first floor.

Building IV has proportions of 77/36 on the west elevation and 73/40 on the south, in keeping with the recommended guidelines.

#### **5.3.5 Wall Articulation**

- *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

The buildings are divided into bays. Building III has some successful recesses and projections. More information is needed about the depth/relationship of materials.

Building IV appears very well articulated in the perspective. Upper floor window reveals and materials appear to have depth and add texture to the façade. Actual depths shall be provided to ensure that this is accurate representation and not artistic license.

- *Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are*

*characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.*

- *Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.*

Building III has residential entrances and parking located on the first floor, in addition to gaps in the building mass with exterior pedestrian bridges in between. This is not a condition that is seen elsewhere in Canalside or in City Center.

Building IV is programmed with active retail and commercial office space, providing storefront and entries along the street, activating the pedestrian realm.

Overall more information is needed about the depth of recesses and projecting materials to better be able to gauge the true articulation of the facades.

### **5.3.6 Roofs and Upper Stories**

- *Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.*

All roofs are flat.

- *Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

No information has been provided about any roof-mounted utility equipment.

### **5.4.1 Setbacks**

- *In order to preserve the scale of the pedestrian environment and continue to foster the urban character of the City Center, the Design/Development District will have no minimum required front yard setback. The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.*
- *Although the criteria for setbacks will be the same throughout the City Center Design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.*

The buildings are close to the street front, with small setbacks to provide landscaping for residential units.

### **5.4.4 Street Orientation**

*The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.*

- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*

Building III has several tuck-under parking spaces on the first floor, leaving blank walls along the street front.

Building IV is the most effective of all in addressing the public realm. The active first floor programming, storefront, and canopies add to the pedestrian realm.

- *The front building facade should be oriented parallel to the street or toward a major plaza or park.*

All three buildings are oriented parallel to the streets.

- *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

There is a restaurant shown on the corner of Building IV; more information is needed about how the restaurant addresses the public park.

### **5.5 Open Spaces in Private Development**

- *City Center's streets with their street trees and pedestrian amenities, are the district's primary open space... To invite public use and ensure user security, plazas and other public spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units or offices. The design of plazas and open spaces in private development should conform to the guidelines for public open spaces, and the landscaping guidelines in the following section.*

The public park with fountain has been in place for a number of years. The build-out of parcels 2 & 3 provide an opportunity to activate this park; the restaurant in Building IV is positioned to fill this role to a degree.

### **5.6 Landscaping**

- *Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.*

Street trees were installed for the entire development at the time the infrastructure was installed. Each parcel has additional landscaping provided with each building.

### **5.9 The Storefront**

- *This section focuses on establishing "storefronts" that will help revitalize and unify City Center's commercial street frontages. It should be noted that the term "storefront" does not necessarily imply that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.*

#### **5.9.1 Storefront Composition, Accessories, and Details Entries and Doorways**

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening; covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall... Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning...*

The entries are not particularly emphasized. There are common breezeways that lead to apartment entries on Building III.

Building IV has a continuous canopy along the park-facing façade, indicating a commercial storefront.

### **Door and Window Design**

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents... Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

Building III does not have storefront.

Building IV has a good amount of storefront. There are opportunities for projecting signs, fixtures, planters, etc. to create more interest at the pedestrian level.

### **Awnings and Canopies**

- *Awnings and canopies provide the opportunity to add color and visual relief to buildings as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used contribute positively to City Center's overall design quality... where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them...*

There aren't any awnings on the buildings; Building IV has a continuous canopy along the storefront.

### **Grillework/Metalwork and Other Details**

- *There are a number of details, often thought of as mundane, that may be incorporated into building design to add a degree of visual richness and interest while meeting functional needs. Such details include the following items:  
Light fixtures, wall mounted or hung with decorative metal brackets...Metal grillwork, at vent openings or as decorative features at windows, doorways or gates... decorative scuppers, catches and downspouts...balconies, rails, finials, corbels, plaques, etc., flag or banner pole brackets...  
[among others]*

At this scale there is not much information about fixtures and details. More information should be provided about balconies, railings, light fixtures, and any other details that will add articulation to the facades.

## 5.9.2 Exterior Walls/Materials

- *The design elements for exterior walls involve two aspects- color and texture. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.*

### *Recommended Materials*

- *Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).*

*Building Walls: clear glass, glass block (storefront only)...stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone)...*

The buildings are a combination of brick and cementitious panels and a metal panel system. More information about this system, including where seams will occur and window depth/sections should be provided.

## 5.8 The Upper Façade

- *The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components: the cornice and fascia that cap the building front; the building's upper stories; the windows, which provide articulation and interest to the upper architecture; and the piers, which extend to the ground level to visually support the façade and frame the storefront. The more massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and conditions of the upper façade play an important role in defining the architectural style of the building and in relating it to neighboring buildings in the block face. The following paragraphs provide general guidance for the development and/or renovations of the upper façades of buildings in City Center.*

### 5.8.1. Cornice and Fascia

- *A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade... The new cornice or fascia should be designed in proportion with the overall mass of the building.*

The Buildings have a simple fascia finishing most sections, and Building III provides a simple cornice with a slight overhang in a few locations.

### 5.8.2 Wall Materials (Upper Façade)

- *Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.*

The materials are similar to the surrounding buildings and complement the storefront.

### 5.8.3 (Upper Façade) Windows

- *Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.*

The window percentages on Building IV are consistent with the recommended proportions. Building III could use more fenestration.

## **STAFF RECOMMENDATIONS:**

Several changes have been made to address the concerns with the previous proposal, presented in September. New concerns have arisen in a few areas. Staff recommends the following four motions:

**Motion 1:** *Approve the Certificate of Design Approval for Building I, as it substantially meets the design guidelines and PUD Design objectives, with a few exceptions that could be worked out at the staff level, including:*

- Storefront panels between the recessed bays on the Taylor Street elevation, as shown on the 03: *Enlarged Retail Perspective* (page 3);
- Balconies be added to the middle set of windows in the “amazing gray” sections of the South elevation;
- The elevated pedestrian walkways be eliminated;
- The materials palette be simplified;
- Roof-mounted utility equipment and other details be reviewed as plans are developed; and
- All of the above be reflected in revised elevations at an (architectural) scale of 3/32”= 1’-0” or larger, with specific information about depth of recesses and projections on the facades.

**Motion 2:** *Deny the Certificate of Design Approval for Building II, as it does not meet the design guidelines or the PUD design objectives in significant areas.*

**Motion 3:** *Deny the Certificate of Design Approval for Building III, as it does not meet the design guidelines or the PUD design objectives in significant areas.*

**Motion 4:** *Approve the Certificate of Design Approval for Building IV, as it substantially meets the design guidelines and the PUD objectives, with the following condition:*

- Elevations at an (architectural) scale of 3/32”= 1’-0” or larger, be submitted for review, with specific information about depth of recesses and projections on the facades.

# JHP

Architecture/Urban Design

## SOLA STATION

COLUMBIA, SOUTH CAROLINA

THE BEACH COMPANY

*Building Traditions Since 1945*

DDRC SUBMITTAL

2014068.00

12.01.2015





| PROJECT DATA      |                  |
|-------------------|------------------|
| Units:            | 341 Units        |
| Parking Provided: |                  |
| Surface:          | 130 spaces       |
| Tuck-Under:       | 14 spaces        |
| Street:           | 20 spaces        |
| Garage:           | 387 spaces       |
|                   | 544 spaces       |
|                   | 1.62 spaces/unit |
| Density:          | 5.79 Acres Gross |
|                   | 58 Units/Acre    |

- ① Leasing   ② Amenities   ③ Retail/Commercial   ④ Courtyard
- ⑤ Public Plaza   ⑥ Lobby   ⑦ Garage Entry   ⑧ Trash

01 Site Plan





1 Cementitious Panels/Siding  
Tony Taupe  
SW 7038



4 Cementitious Panels/Siding  
Divine White  
SW 6105



9 Accent Awning  
Garnet  
(USC Official Color)



A Brick  
Carolina  
Cherry Velour



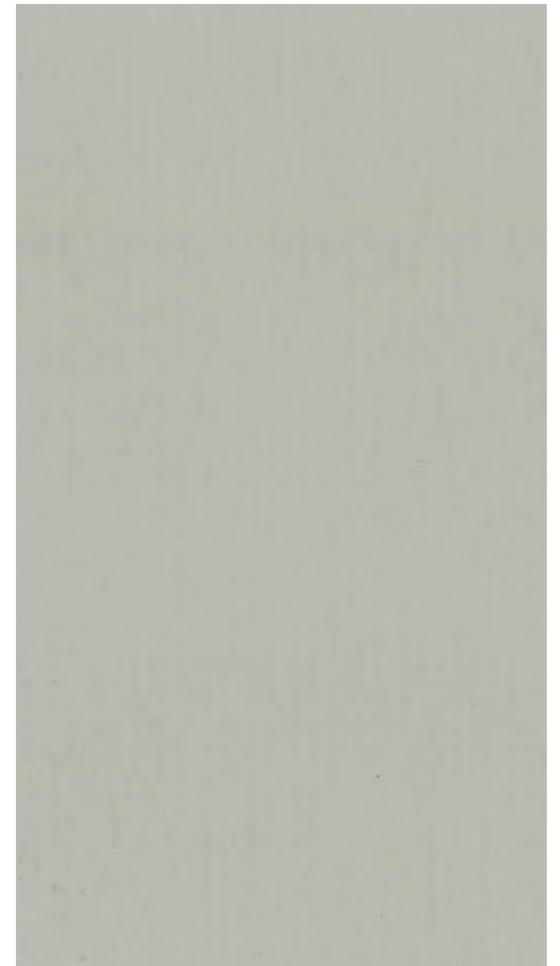
2 Cementitious Panels/Siding  
Cityscape  
SW 7067



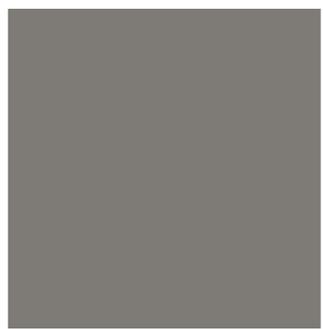
5 Cementitious Panels/Siding  
Amazing Gray  
SW 7044



B Brick  
Carolina  
Dogwood Velour



7 Metal Panels  
Una-Clad  
Kynar 500 Cityscape



3 Cementitious Panels/Siding  
Porpoise  
SW 7047



6 Railings / Balconies  
Urbane Bronze  
SW 7048



Vinyl Windows and Sliding  
Glass Doors  
Clay



Storefront Windows  
Anodized



8 Composite  
Wood



B L O C K  
1

01 Block 1 Site Plan



02 Key Plan



01 Building Type I Perspective



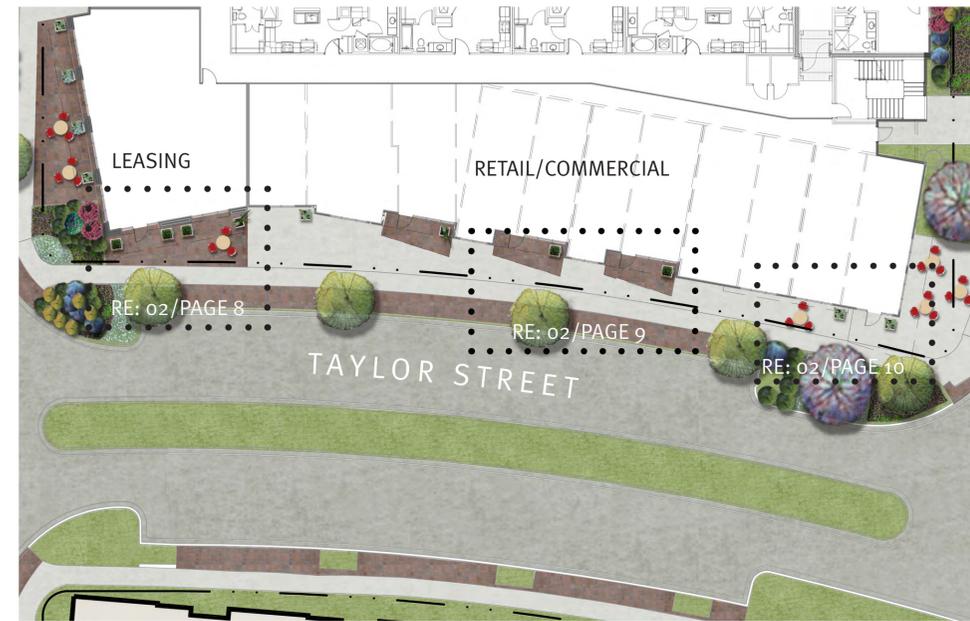
02 Key Plan



01 South Elevation



02 East Elevation



03 Key Plan

- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 8 Composite Wood
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- 4 Cementitious Panels/Siding - Divine White - SW6105
- A Brick - Carolina - Cherry Velour
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- B Brick - Carolina - Dogwood Velour
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048

**South Elevation**

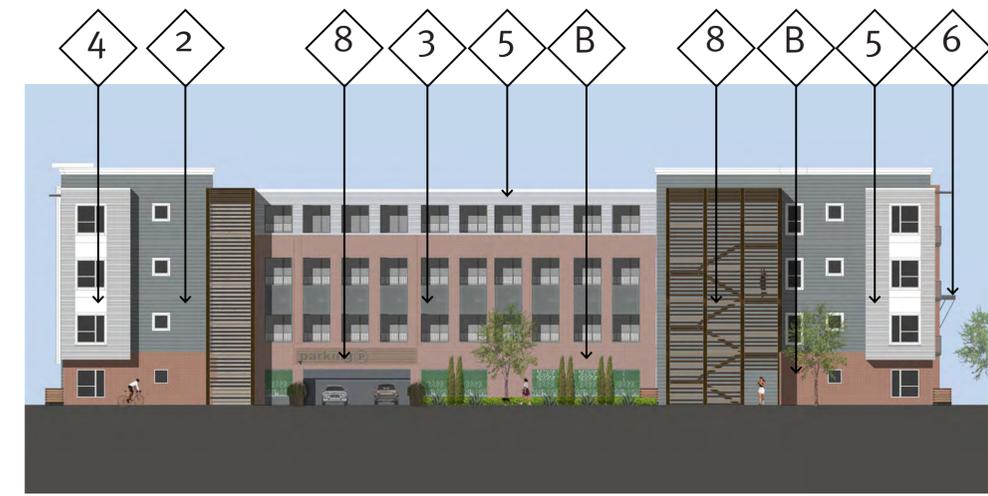
| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 51% Openings |
| Upper Floors:                        | 35% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |

**East Elevation**

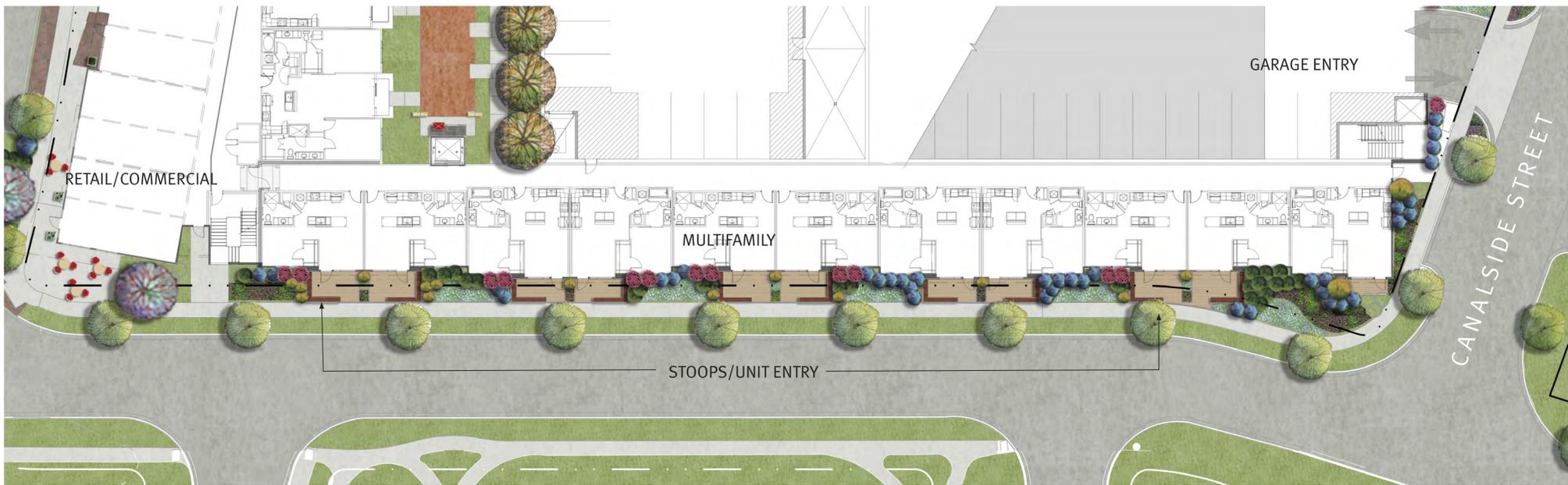
| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 60% Openings |
| Upper Floors:                        | 43% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |



01 North Elevation



02 West Elevation



03 Key Plan

- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour

**North Elevation**

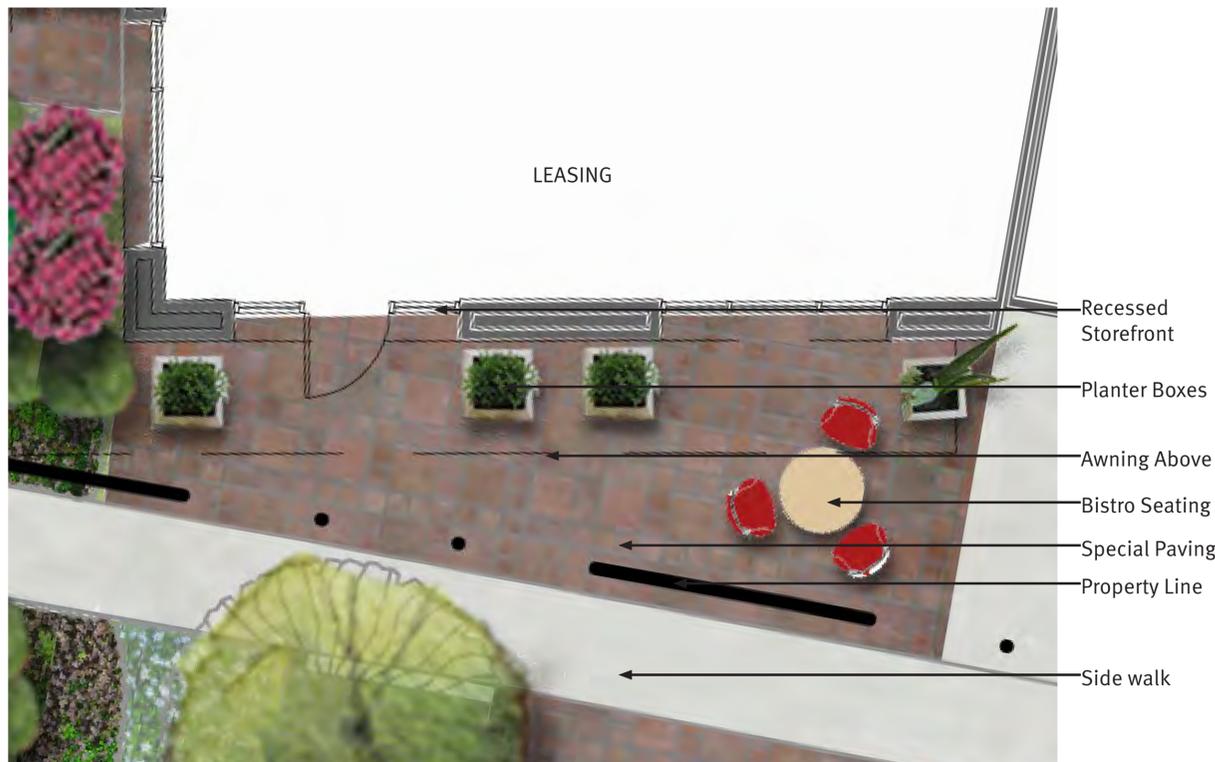
| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 45% Openings |
| Upper Floors:                        | 43% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |



01 Enlarged Leasing Elevation



03 Enlarged Leasing Perspective



02 Enlarged Leasing Entry Plan



04 Key Plan

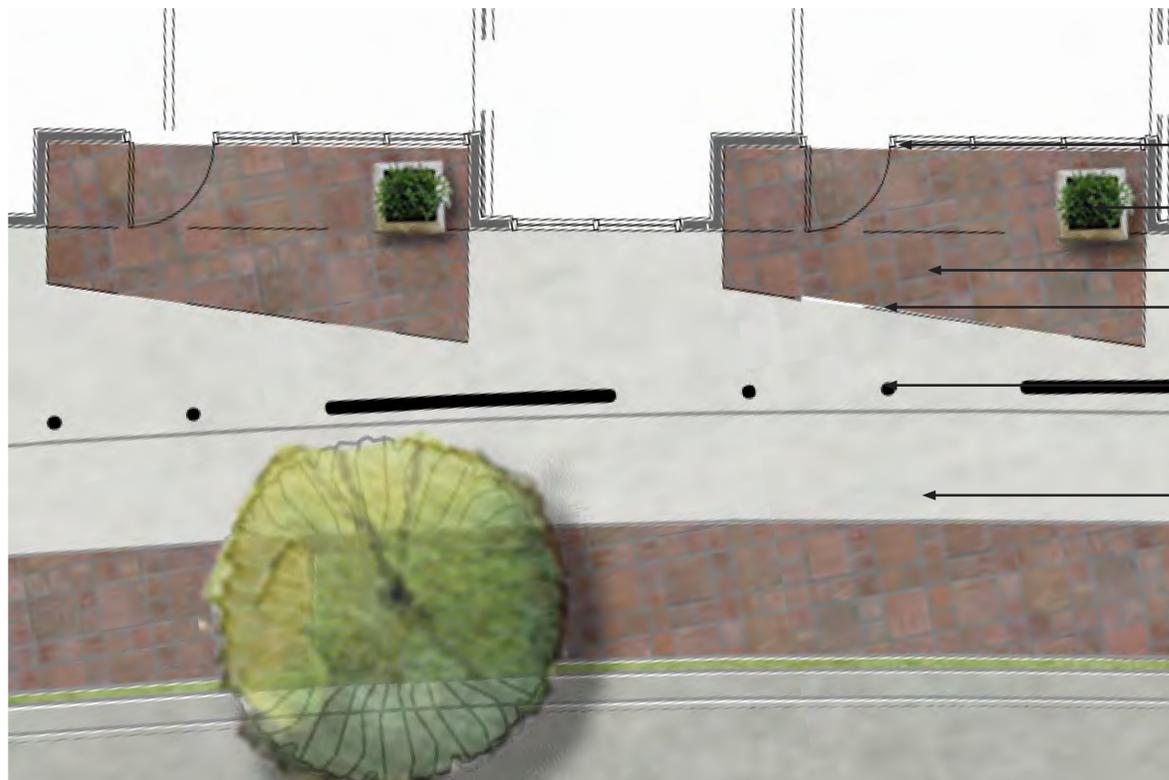


- ← Angled Bay window as retail awning/covering
- ← Primary Signage Band
- ← Accent Lighting
- ← Secondary Signage
- ← Recessed Storefront

01 Enlarged Typical Retail Entry Elevation



03 Enlarged Retail Perspective



- ← Recessed Storefront
- ← Planters
- ← Special Paving
- ← Bay Window Above
- ← Property Line
- ← Side walk

02 Enlarged Typical Retail Entry Plan



04 Key Plan



- Primary Signage
- Accent Awning
- Secondary Signage
- Accent Lighting
- Store Front Entry
- Bistro Style Seating
- Planter Box

01 Enlarged Typical Restaurant/Cafe Elevation



- Bistro Style Seating
- Planter Box
- Accent Awning Above
- Bistro Style Seating
- Property Line

02 Enlarged Typical Restaurant/Cafe Plan



03 Enlarged Restaurant/Cafe Perspective



04 Key Plan

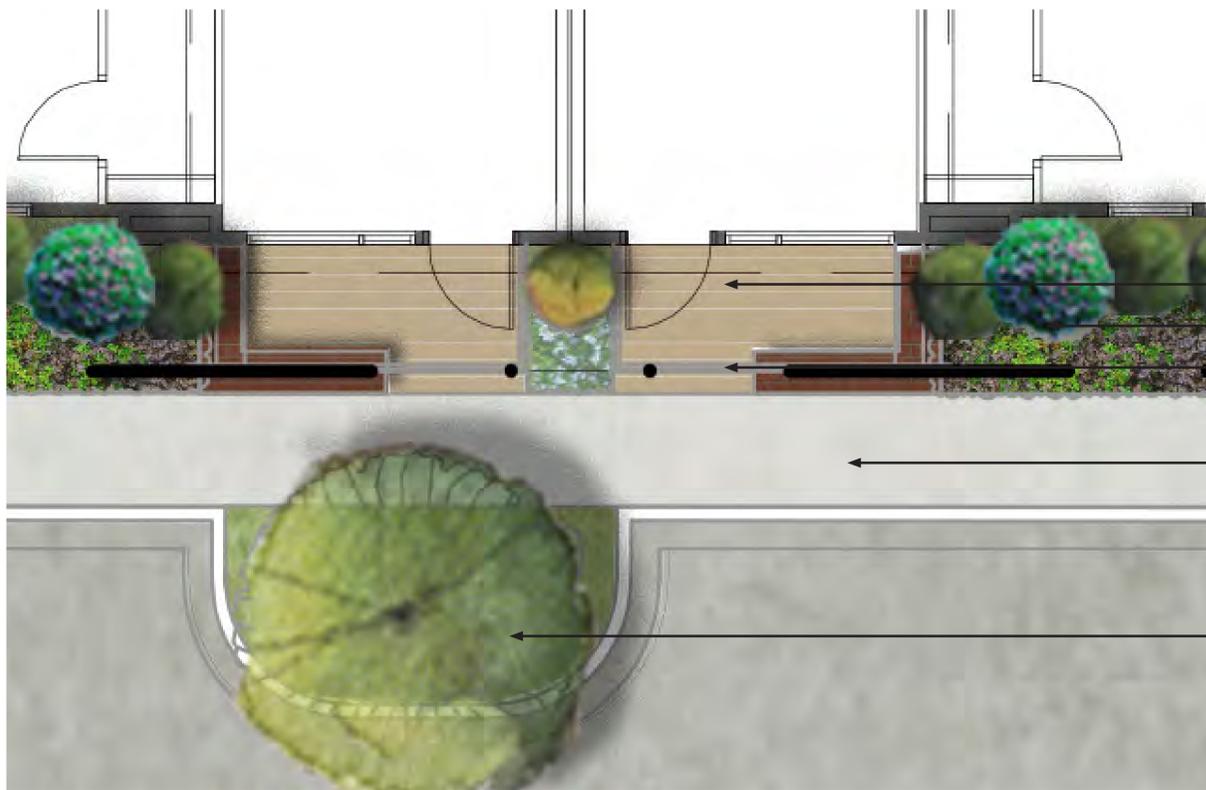


- Balcony/Awning above Entry
- Accent Lighting
- Unit Entry
- Composite Wood over Metal Mesh Stoop
- Ground cover and accent planting

01 Enlarged Typical Stoop/Unit Entry Elevation



03 Enlarged Stoop/Unit Entry Perspective

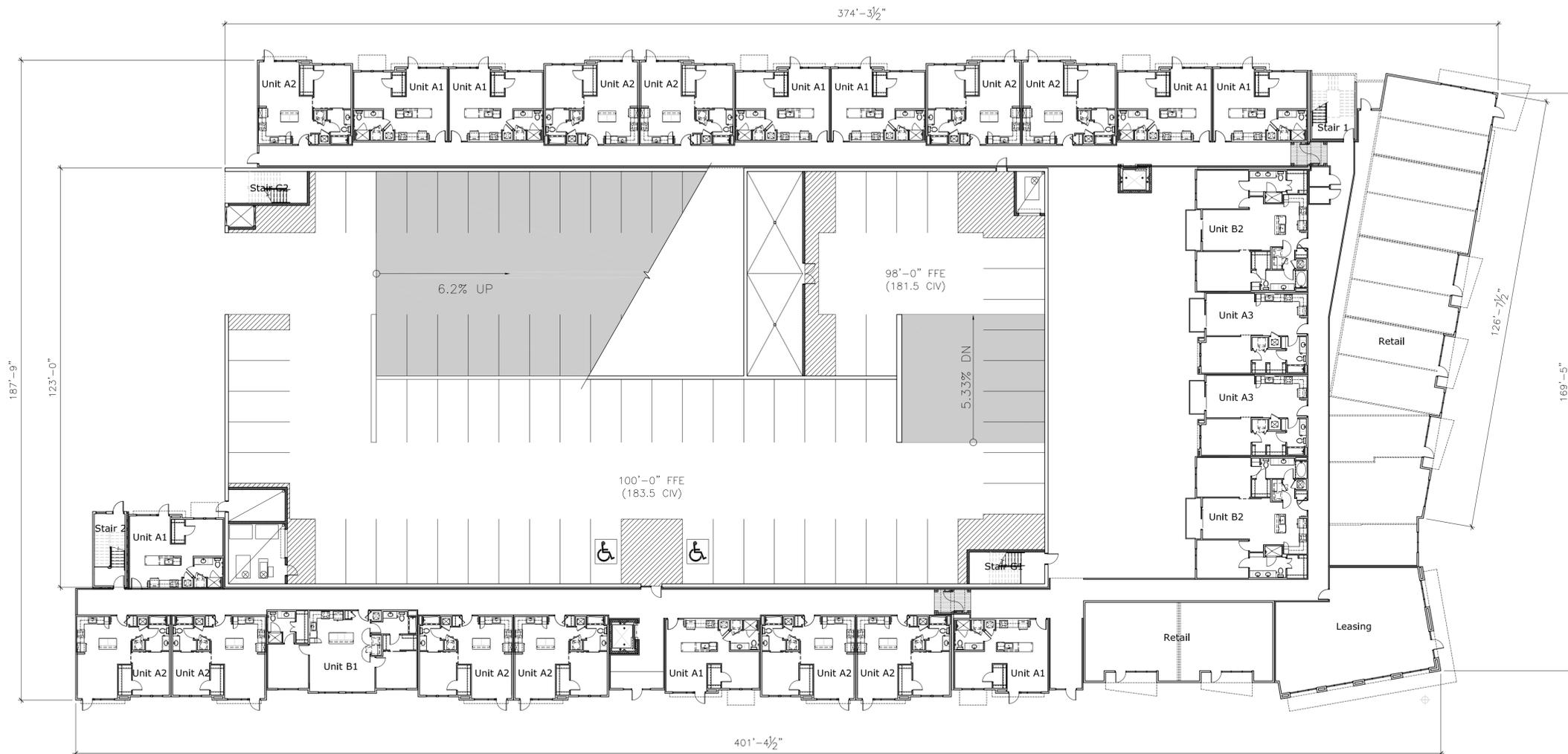


- Stoop/Unit Entry
- Ground Cover/Planting
- Balcony/Awning above Entry
- Side Walk
- Street Trees

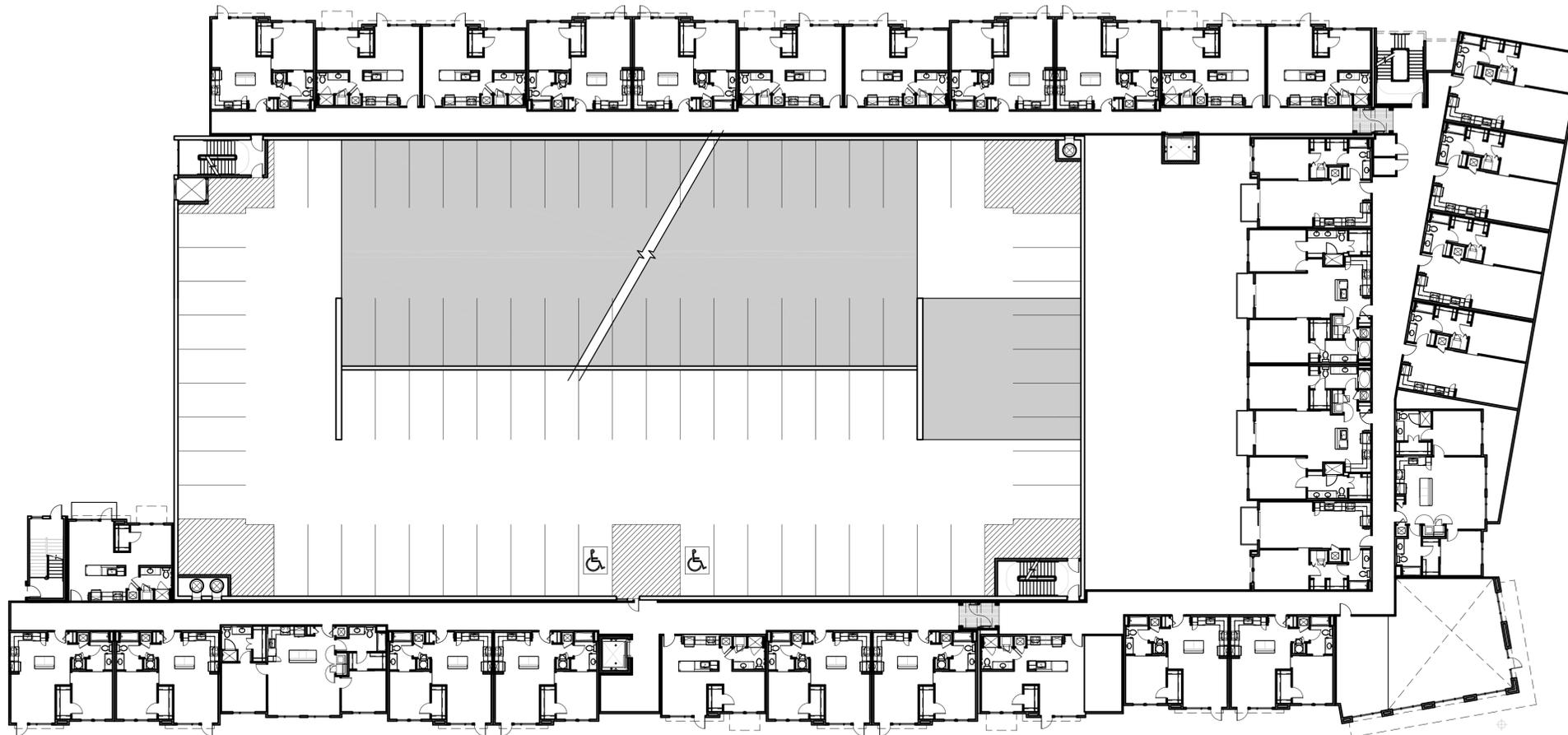
02 Enlarged Typical Stoop/Unit Entry Plan



04 Key Plan



01 Building Type I - First Floor



01 Building Type I - Second Floor



B L O C K  
2

01 Block 2 Site Plan





01 Building Type II Perspective



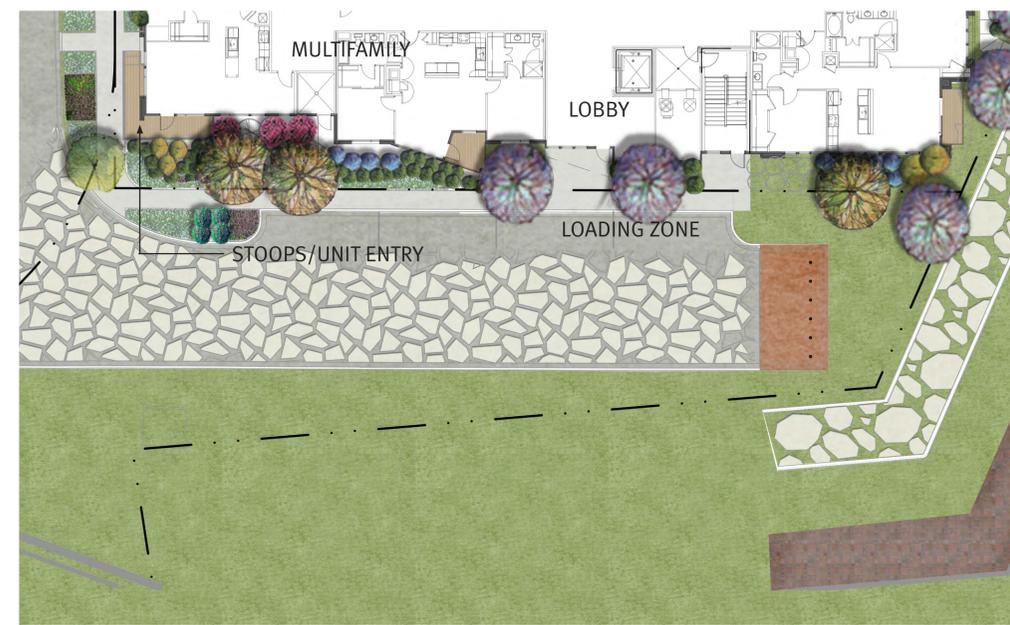
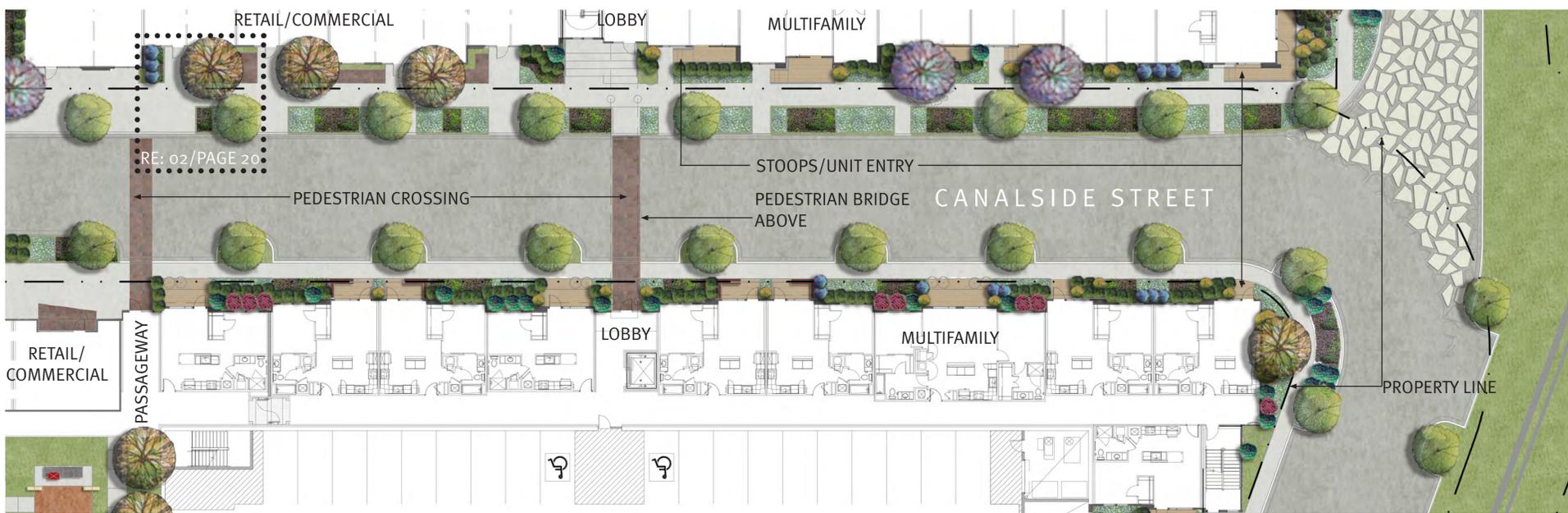
02 Key Plan



01 North Elevation



02 West Elevation



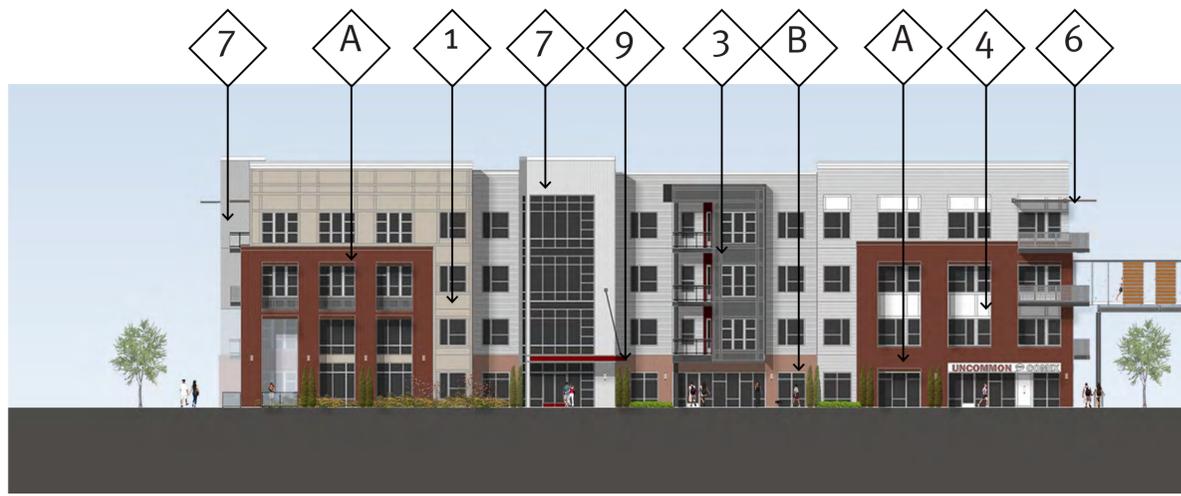
- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour

**North Elevation**

| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 63% Openings |
| Upper Floors:                        | 38% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |



03 Key Plan



01 East Elevation

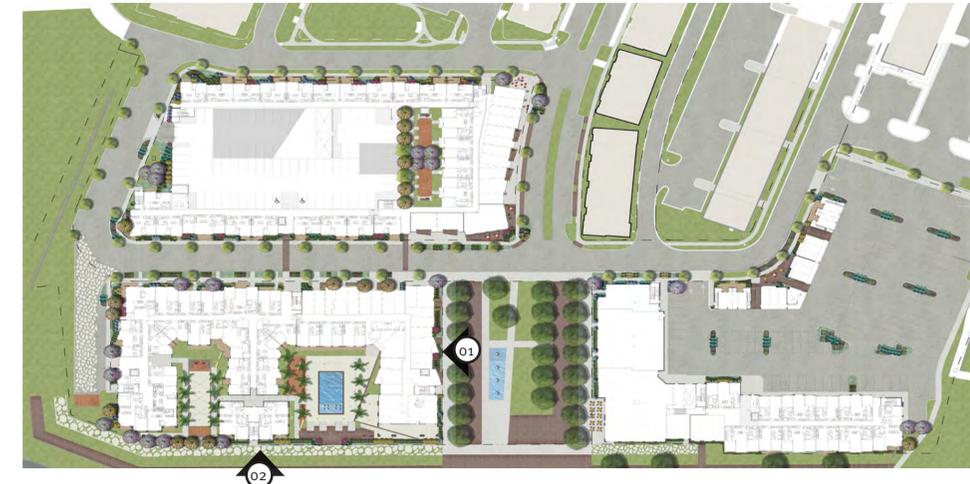
02 South Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour

**East Elevation**

| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 74% Openings |
| Upper Floors:                        | 42% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |



03 Key Plan



01 East Elevation (Pool Courtyard)



02 South Elevation (Pool Courtyard)



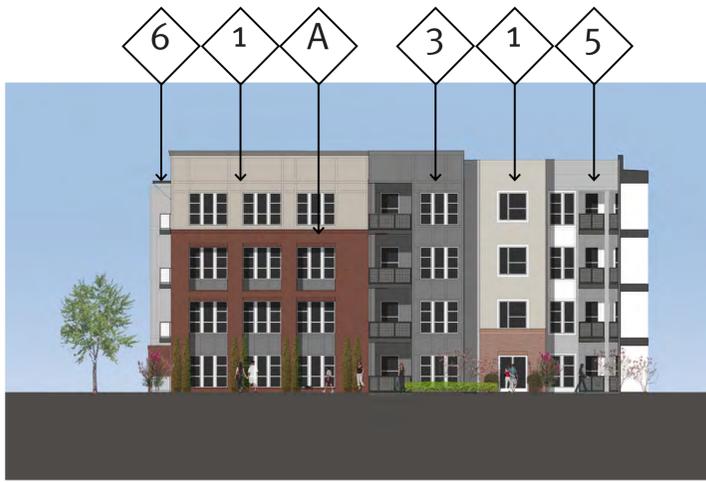
03 West Elevation (Pool Courtyard)



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
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- 8 Composite Wood
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- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour



04 Key Plan



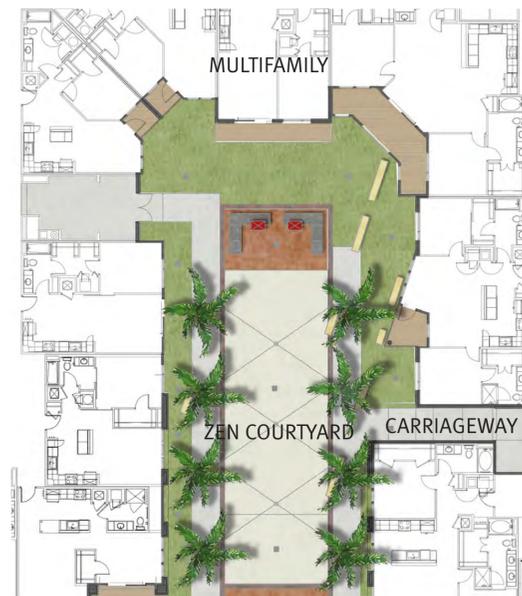
01 East Elevation (Zen Courtyard)



02 South Elevation (Zen Courtyard)



03 West Elevation (Zen Courtyard)



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
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04 Key Plan

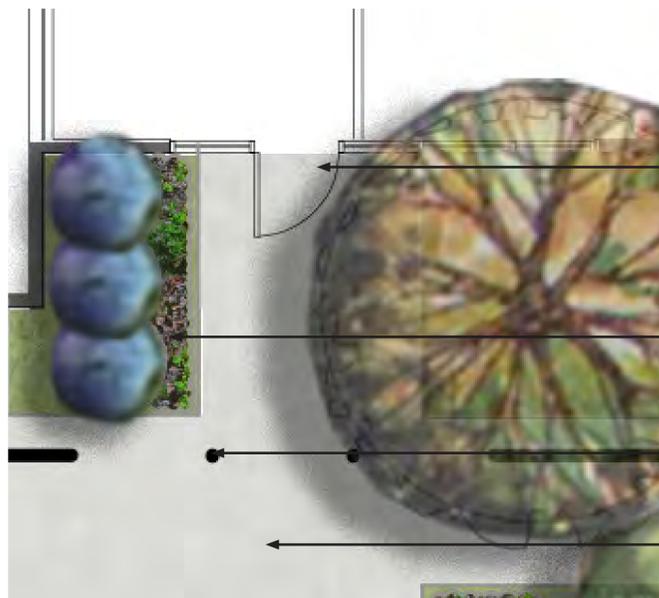


- ← Metal Mesh Rail
- ← Balcony/Awning Above
- ← Primary Signage
- ← Accent Lighting
- ← Storefront Entries
- ← Planter Box

01 Enlarged Retail Entry Elevation



03 Enlarged Retail Entry Perspective

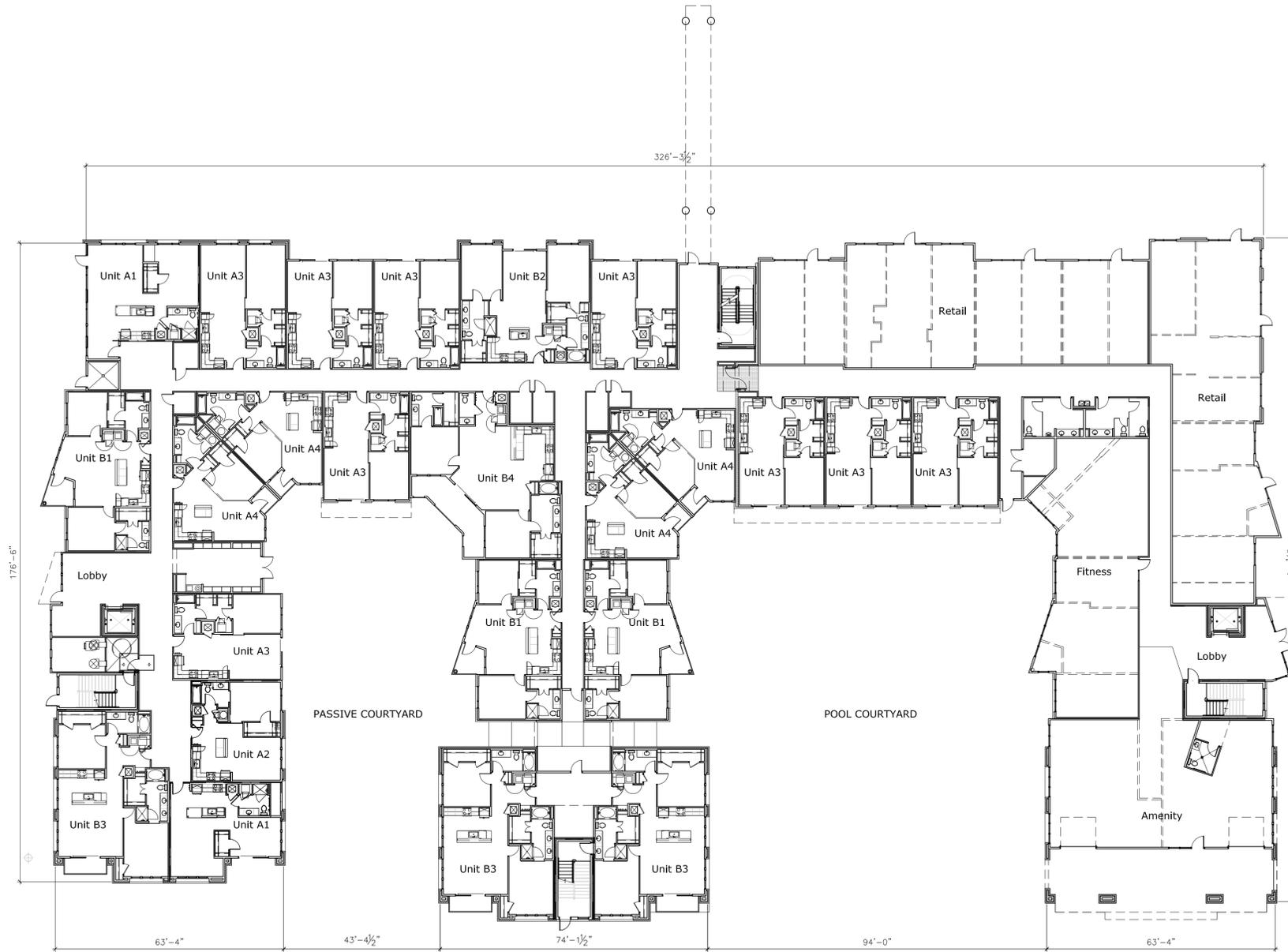


- ← Store Front Entry
- ← Planting
- ← Property Line
- ← Side Walk

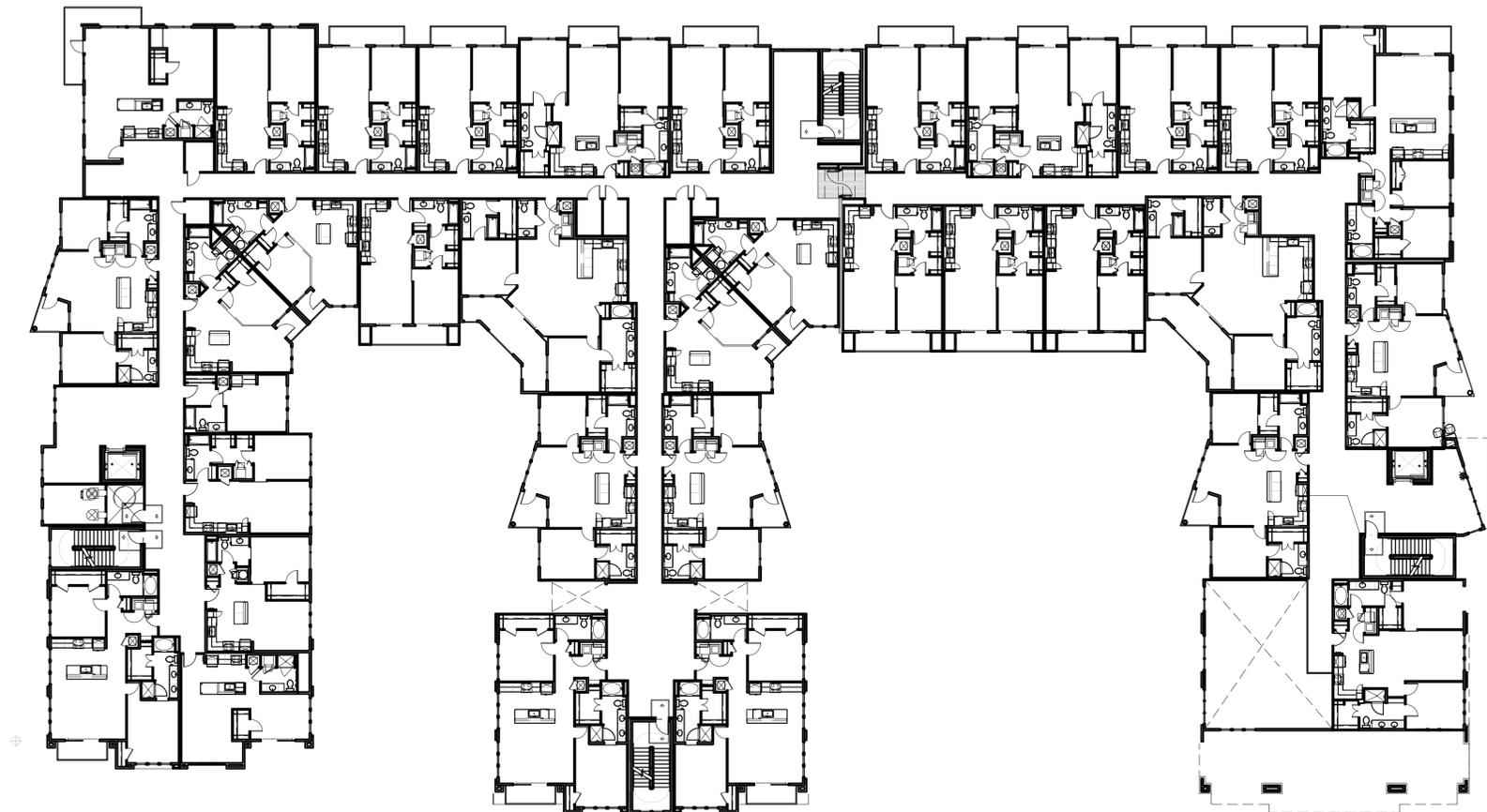
02 Enlarged Retail Entry Plan



04 Key Plan



01 Building Type II - First Floor



01 Building Type II - Second Floor



B L O C K  
3



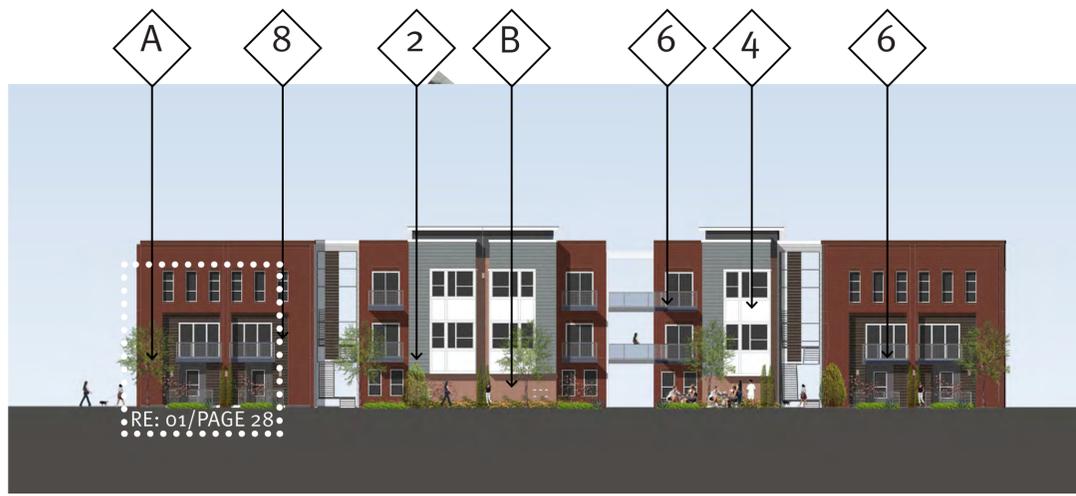
01 Block 3 Site Plan



01 Building Types III & IV Perspective



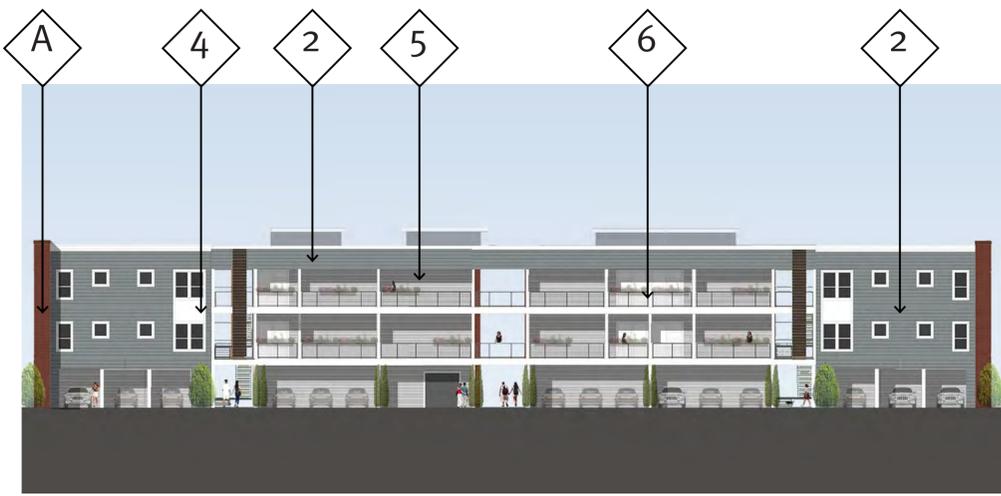
03 Key Plan



01 Building III North Elevation



02 Building III West Elevation



03 Building III South Elevation



04 Building III East Elevation



05 Key Plan

- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour

North Elevation

| Fenestration Calculations            |              |
|--------------------------------------|--------------|
| First Floor:                         | 35% Openings |
| Upper Floors:                        | 40% Openings |
| SECTION 5.3.3 PROPORTION OF OPENINGS |              |



01 West Elevation



02 South Elevation



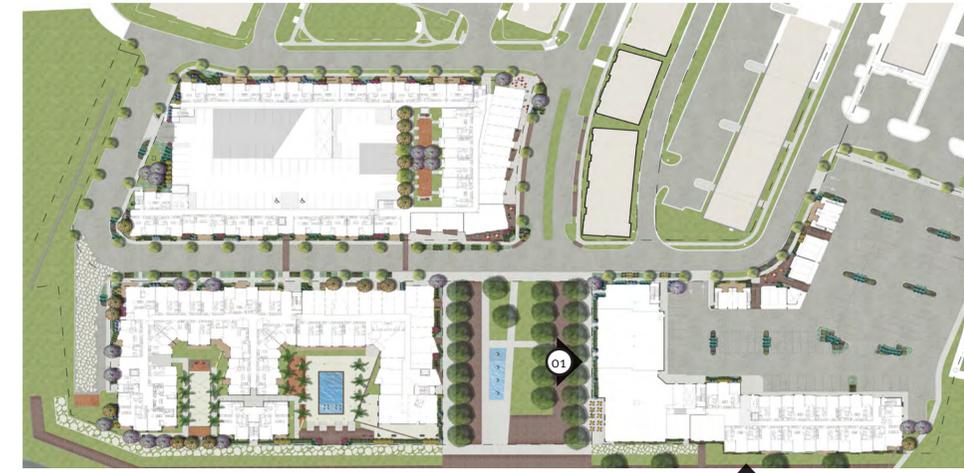
- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
- 6 Railings/Balconies/Awnings- Urbane Bronze - SW7048
- 7 Metal Panels - Una-Clad - Kynar 500 Cityscape
- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour

**West Elevation**

| Fenestration Calculations                           |              |
|---|--------------|
| First Floor:  | 77% Openings |
| Upper Floors:                                       | 36% Openings |
| <small>SECTION 5.3.3 PROPORTION OF OPENINGS</small> |              |

**South Elevation**

| Fenestration Calculations                           |              |
|---|--------------|
| First Floor:  | 73% Openings |
| Upper Floors:                                       | 40% Openings |
| <small>SECTION 5.3.3 PROPORTION OF OPENINGS</small> |              |



03 Key Plan



01 East Elevation

02 East Elevation



03 North Elevation

04 North Elevation



- 1 Cementitious Panels/Siding - Tony Taupe - SW6186
- 2 Cementitious Panels/Siding - Cityscape- SW7067
- 3 Cementitious Panels/Siding - Porpoise - SW7047
- 4 Cementitious Panels/Siding - Divine White - SW6105
- 5 Cementitious Panels/Siding - Amazing Gray- SW7044
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- 8 Composite Wood
- 9 Accent Awnings/Canopies - Garnet - Official USC Color
- A Brick - Carolina - Cherry Velour
- B Brick - Carolina - Dogwood Velour



05 Key Plan

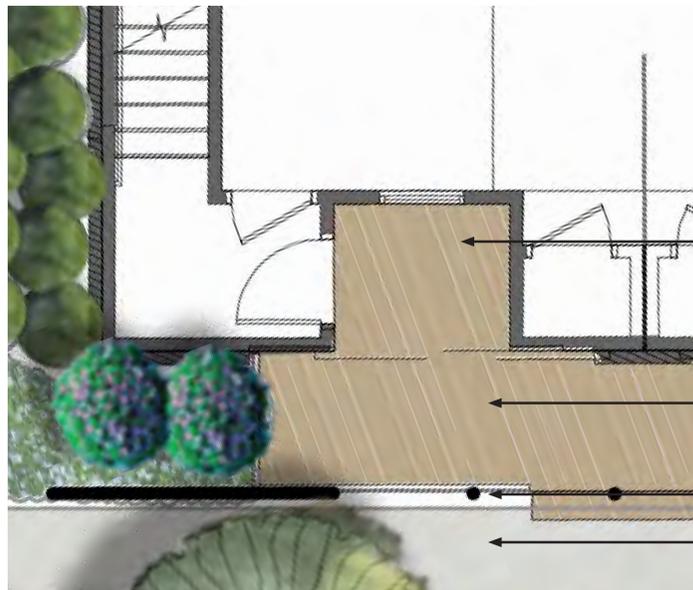


- ← Composite Wood
- ← Steel Balcony w/mesh infill
- ← Accent Lighting
- ← Recessed Entries
- ← Stoop with Metal Mesh composite wood

01 Enlarged Townhome Entry Elevation



03 Enlarged Stoop/Unit Entry Perspective



- ← Recessed Entries
- ← Special paving at Townhome Entries
- ← Stoops
- ← Side walk

02 Enlarged Townhome Entry Plan



04 Key Plan

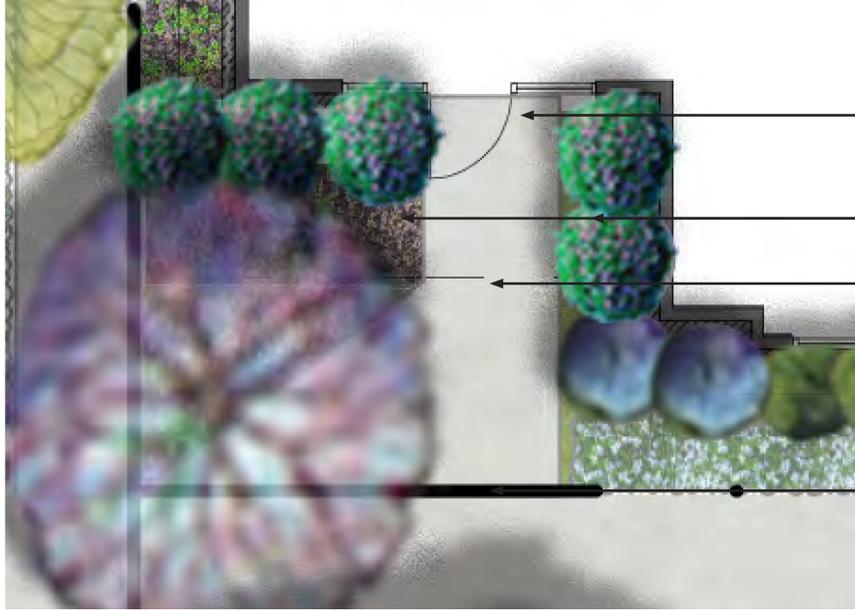


- Overhang of concrete podium at storefront entries
- Storefront transom
- Signage Band
- Accent Lighting
- Storefront Entry
- Planting/Landscape

01 Enlarged Retail/Office Entry Elevation

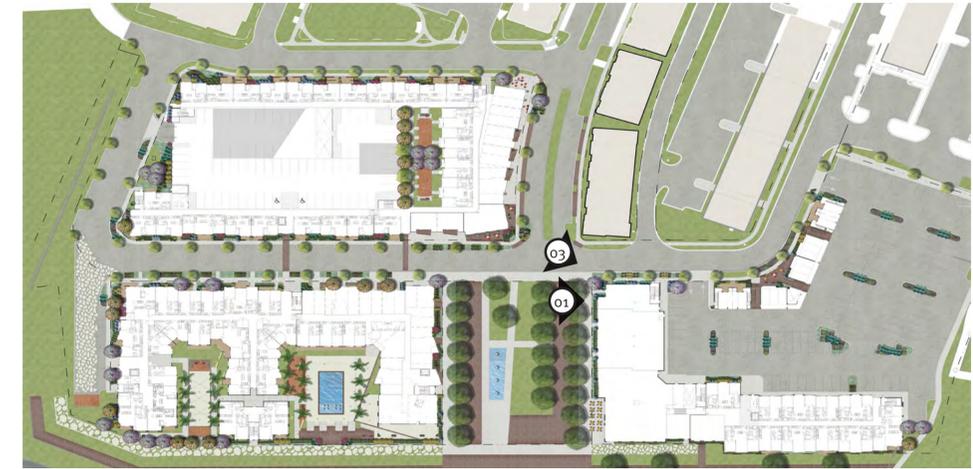


03 Enlarged Retail/Office Entry Perspective

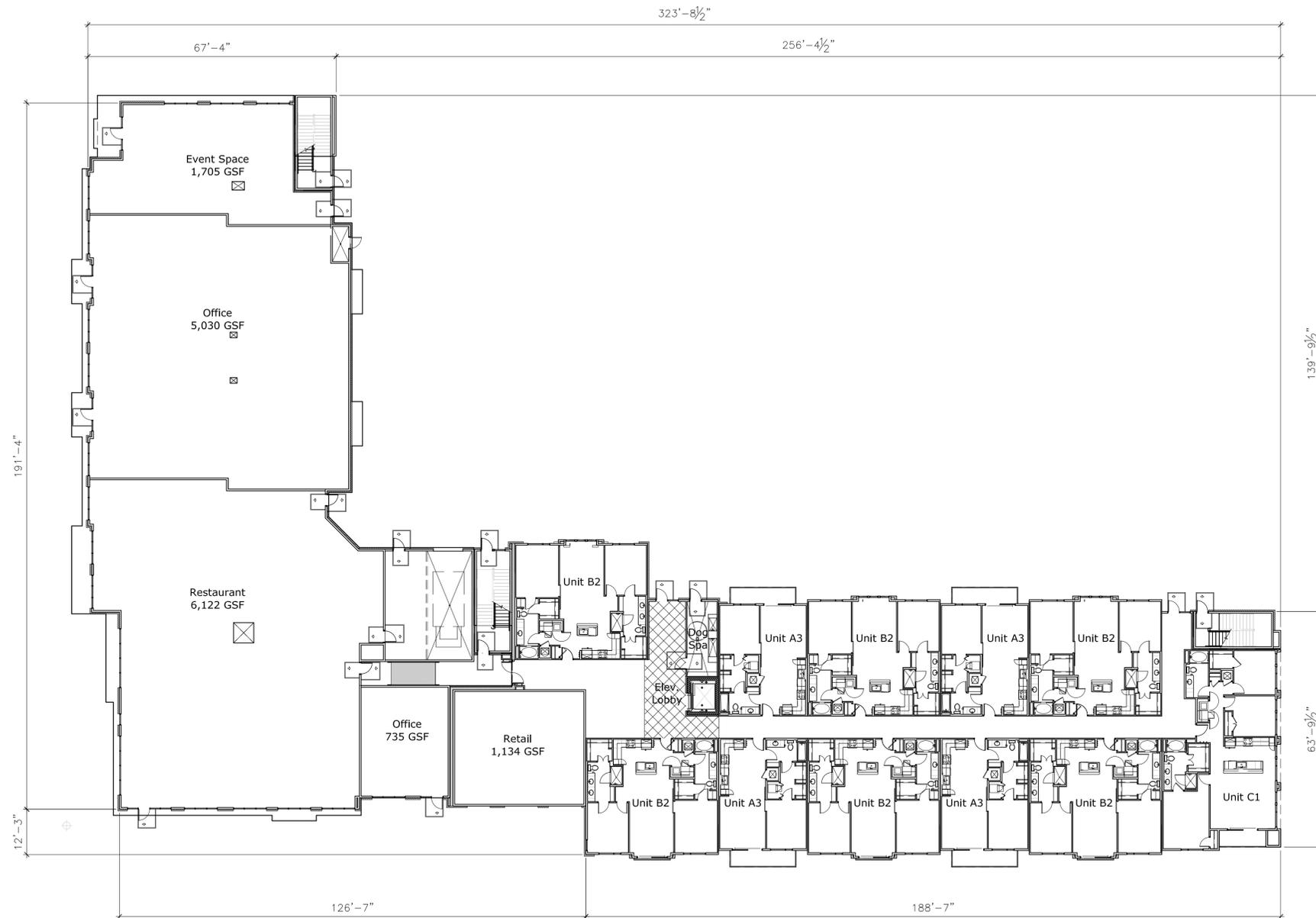


- Retail/Office Entry
- Planting
- Podium above Recess at Entries
- Property Line

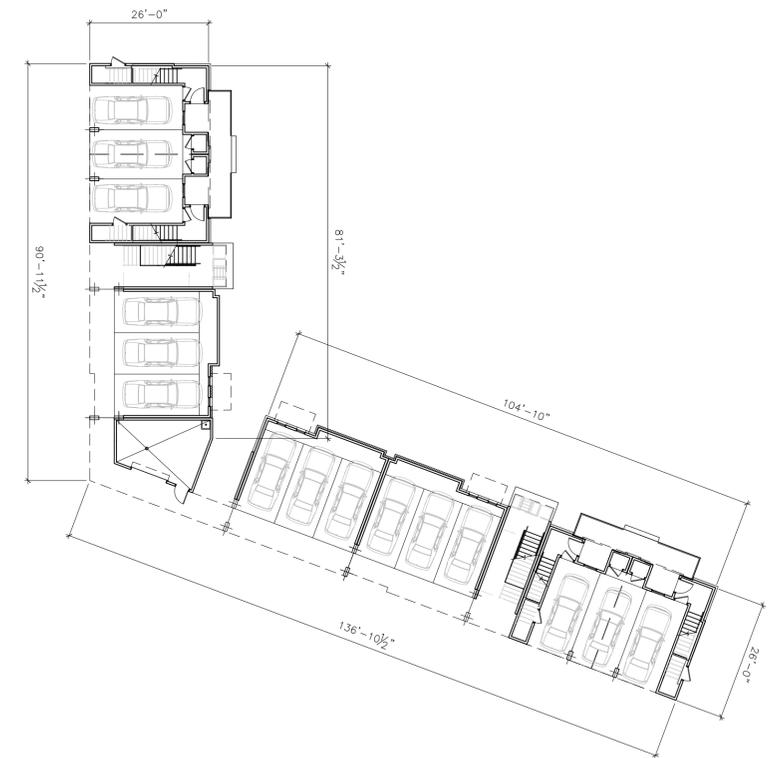
02 Enlarged Retail/Office Entry Plan



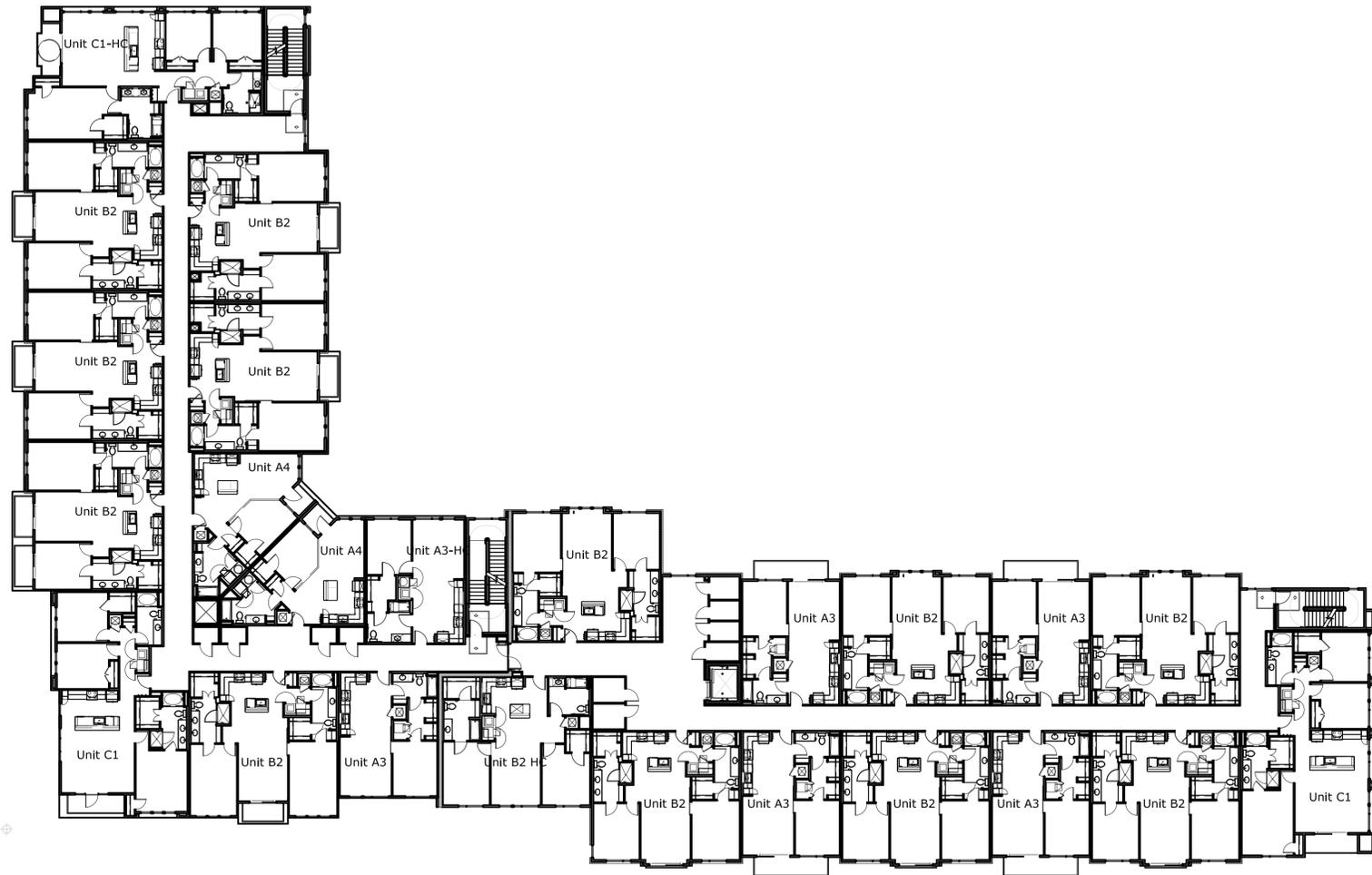
04 Key Plan



01 Building Type IV - First Floor



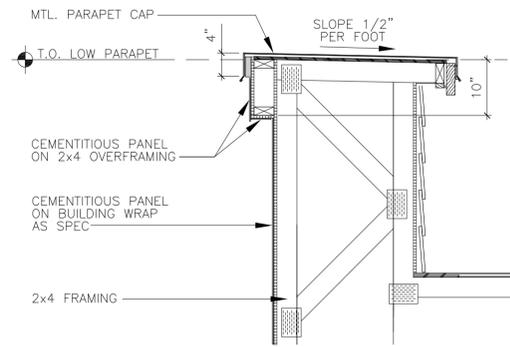
02 Building Type III - First Floor



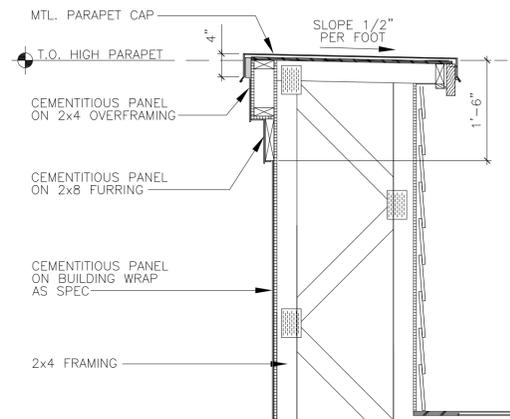
01 Building Type IV - Second Floor



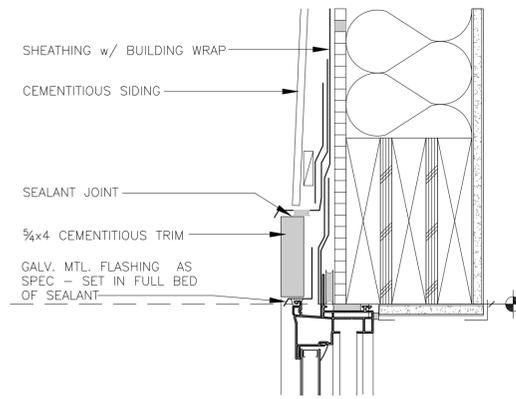
02 Building Type III - Second Floor



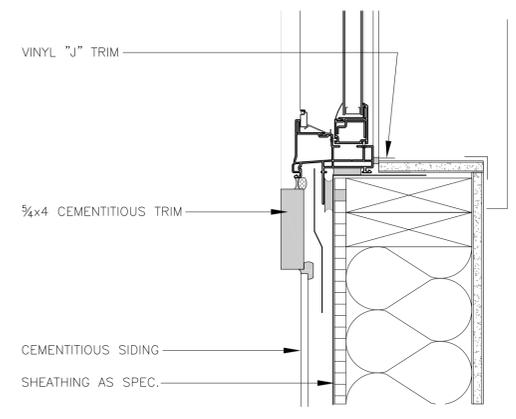
**01** Detail -Parapet



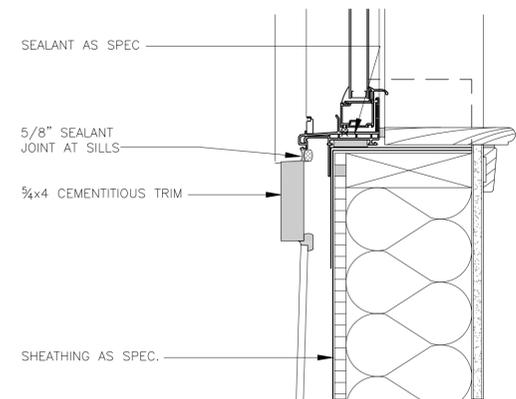
**02** Detail -Parapet



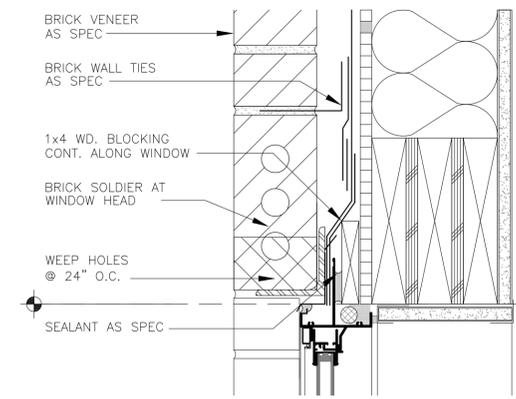
**03** Detail - Window Head (@ Siding)



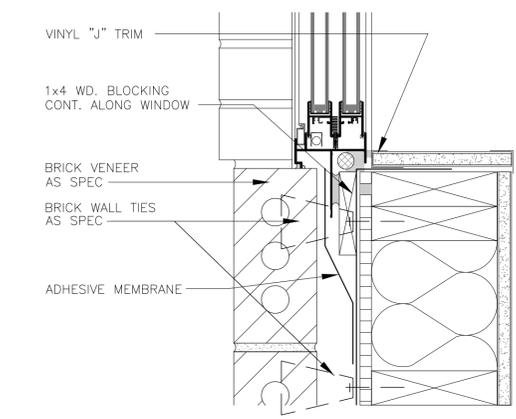
**04** Detail - Window Jamb (@ Siding)



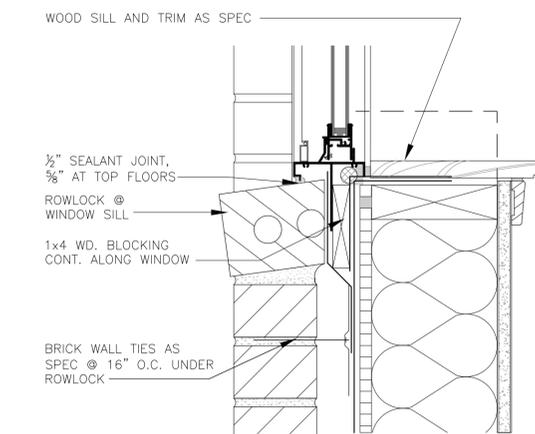
**05** Detail - Window Sill (@ Siding)



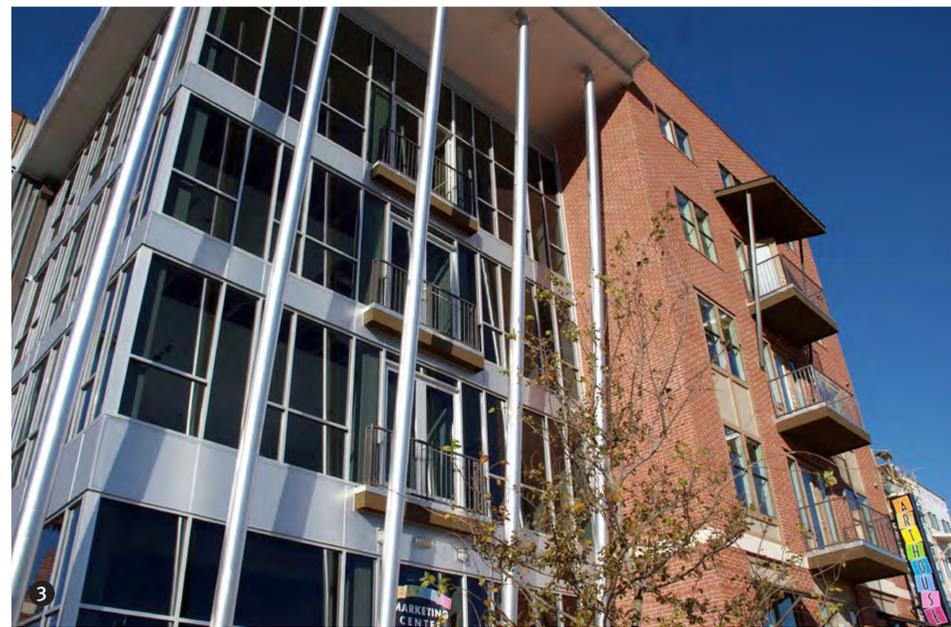
**06** Detail - Window Head (@ Brick)



**07** Detail - Window Jamb (@ Brick)



**08** Detail - Window Sill (@ Brick)



# CanalSide

Columbia, South Carolina

## Planned Unit Development Guidelines and Design Objectives

Prepared for: The City of Columbia  
Rezoning Submittal

August 17, 2005



THE BEACH COMPANY  
DEVELOPERS

DESIGNWORKS, LC  
LANDSCAPE ARCHITECTS

LS3P ASSOCIATES LTD.  
ARCHITECTS

ALLIANCE CONSULTING ENGINEERS, INC.  
ENGINEERING

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

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# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Master Plan

The Beach Company shares the vision of the City of Columbia in creating a high-quality, downtown, water-focused neighborhood on the CanalSide site. CanalSide trumpets a return to the spirit of urban neighborhoods that are such a vital part of the City's history. Built on a framework of pedestrian-oriented streets, CanalSide is envisioned as a new model for residential living in Columbia by offering a variety of outdoor amenities, public open spaces, and mixed uses including restaurants, shops and offices. These uses will be supported by an assortment of housing types and densities, from single-family detached homes to mid-rise waterfront condominiums.

A responsible approach has been taken to develop a master plan that treats this neighborhood as just that – a neighborhood. The plan identifies six parcels containing the above-referenced uses situated on a hierarchical street grid, designed on a pedestrian scale. Building types, styles, aesthetics, heights and densities are outlined throughout the plan. Particular attention has been given to the integration of the City's Esplanade along the riverfront to facilitate public access and encourage pedestrian activity throughout the neighborhood. A mix of timeless architecture, tree lined streets, varying housing options, neighborhood retail and restaurants, coupled with a premier waterfront location and park amenities, will position CanalSide as Columbia's premier neighborhood for decades to come.



This Conceptual Master Plan has been prepared for graphic decoration and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate. The plan is a planning instrument that is subject to change within the guidelines of this planned unit development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.

THE BEACH COMPANY  
DEVELOPERS

DESIGNWORKS, LC  
LANDSCAPE ARCHITECTS

LS3P ASSOCIATES LTD.  
ARCHITECTS

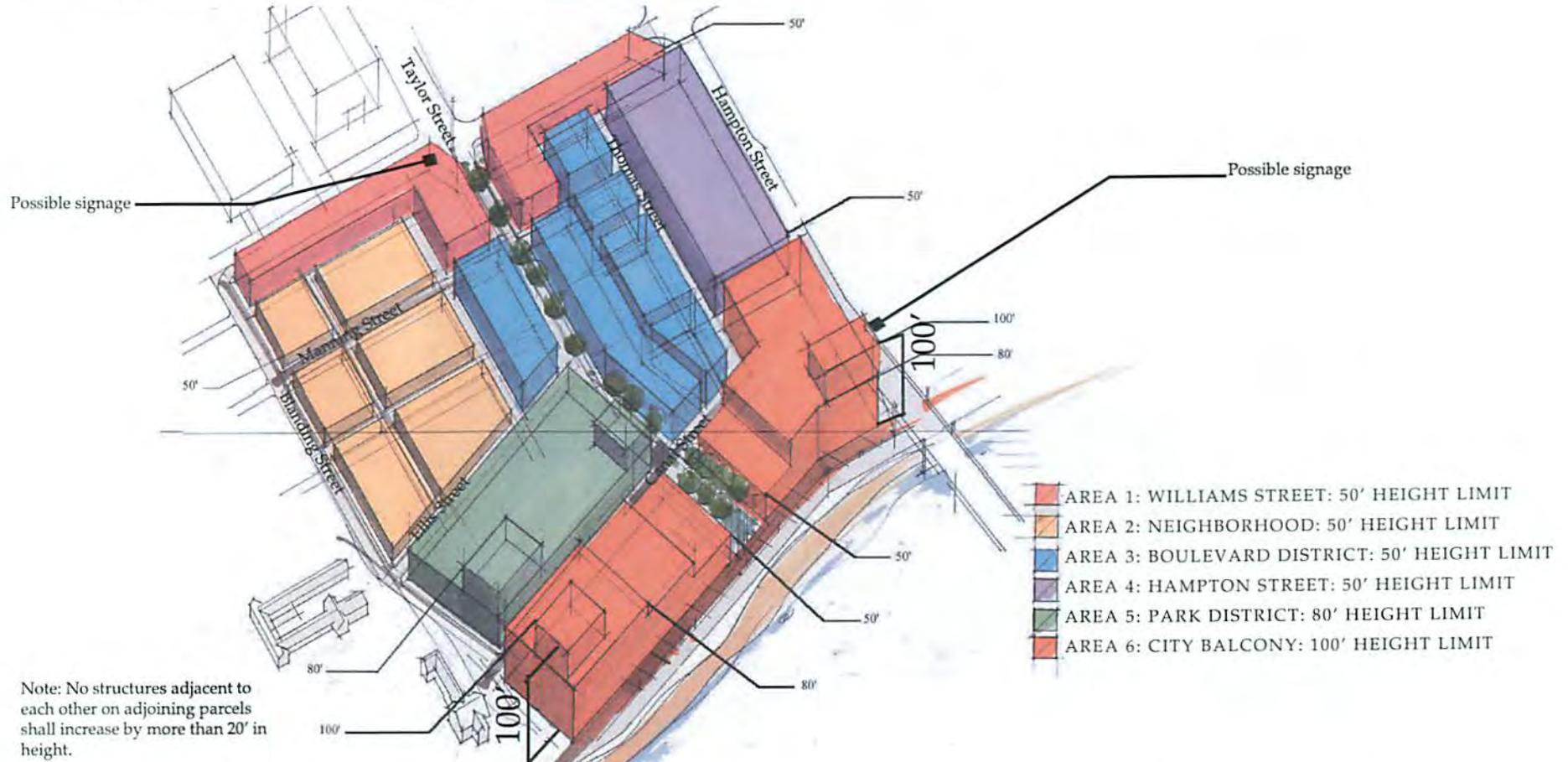
ALLIANCE CONSULTING ENGINEERS, INC.  
ENGINEERING

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Building Height and Massing Diagram



This Conceptual Master Plan has been prepared for graphic decoration and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate. The plan is a planning instrument that is subject to change within the guidelines of this planned unit development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Framework Plan

### Parcel 1

Acreage: +/- 3.38 acres  
 Uses permitted in following classifications: Single-family Residential, Multi-family Residential, Commercial, Office (R.G., C-2)  
 Height requirements: Limited to 80'  
 Shared parking for non-peak hour uses will be encouraged.  
 Parking will be provided through off-street parking and in parking structures  
 Special Conditions: Fire suppression to be included in all buildings

### Parcel 2

Acreage: +/- 2.36 acres  
 Uses permitted in the following classifications: Multi-family Residential, Commercial, Office (R.G., C-2)  
 Height requirements: Limited to 100' on the NW section of the parcel  
 Parking will be provided through off-street parking and in parking structures  
 Special conditions: Fire suppression to be included in all buildings

### Parcel 3

Acreage: +/- 5.85 acres  
 Uses permitted in following classifications: Multi-family Residential, Commercial, Office Live /Work Residential, Single-family attached (R.G., C-2)  
 Height requirements: Limited to 100' on the SE corner of site  
 Parking will be provided through off-street parking, parking structures, and attached garages  
 Special conditions: Fire suppression to be included in all buildings



### Parcel 4

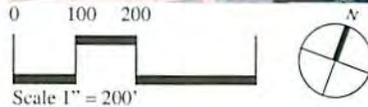
Acreage: +/- 2.89 acres  
 Uses permitted in following classification: Single-family detached residential, Single-family attached residential, Commercial, Office (R.G.)  
 Height requirements: Limited to 50'  
 Parking will be provided in detached and attached garages off alley, and off-street spaces  
 Special conditions: Fire suppression is required in all commercial and single-family attached buildings, Accessory buildings

### Parcel 5

Acreage: +/- 2.67 acres  
 Uses permitted in following classification: Single family detached residential, Single-family attached residential, Live/Work residential, Commercial, Office (R.G.)  
 Height requirements: Limited to 50'  
 Parking will be provided in detached and attached garages off alley, and off-street spaces  
 Special conditions: Fire suppression is required in all commercial and single-family attached buildings, Accessory buildings

### Parcel 6

Acreage: +/- 3.04 acres  
 Uses permitted in following classification: Single-family attached residential, Commercial, Office (R.G.)  
 Height requirements: Limited to 50'  
 Parking will be provided in surface spaces at rear of buildings or in attached garages, on-street spaces  
 Special conditions: Fire suppression required in all buildings



This Conceptual Master Plan has been prepared for graphic decoration and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate. The plan is a planning instrument that is subject to change within the guidelines of this planned unit development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.

**Parking Note:** On-street parking to be provided on all surface streets. Shared parking will be encouraged for areas which include at least two uses that have different parking demand peaking characteristics.

**Zoning Note:** City of Columbia zoning rules where PUD is silent.

(Comparative City of Columbia Zoning)

**ARB Note:** CanalSide ARB to approve all site, building and landscape plans, in addition to required City reviews and approvals

**Density Note:** The development shall have not less than 750 single-family, multi-family residential units, not less than 35,000 square feet of office and retail space, with a maximum building height of 100'.

# CanalSide - Planned Unit Development Guidelines and Design Objectives

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Columbia, South Carolina

August 17, 2005

## Design Objectives

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- Buildings will create a strong street edge and embrace the public realm.
- Buildings will be compatible with their neighbors.
- Pedestrian activity and interaction will be encouraged.
- Buildings will be designed to be timeless.
- Buildings will respond to the Vista context while introducing other design motifs to the area.
- Streets will be designed to embrace pedestrian and vehicular movement. Street trees, decorative lighting, on-street parking and narrow travel lanes will be included.
- Shared parking will be encouraged for areas which include at least two uses that have different parking demand peaking characteristics. See The Urban Land Institute's study *Shared Parking* by Barton-Aschman Associates, Inc.
- The City Esplanade and City Parks will be designed as part of the overall project to seamlessly integrate with the built environment.

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 1 Area Summary

**Type of use allowed:** Single-family attached/detached and Multi-family residential, Commercial, Office

### Residential

Minimum lot size per dwelling unit: N/A

Maximum lot frontage: N/A

Minimum lot setback requirement for principal buildings and accessory buildings: 0'

Maximum building setback: 10'

Maximum lot occupancy restrictions for buildings: 100%

Allowable building height: 80'

Special Conditions: See City of Columbia Zoning Ordinance

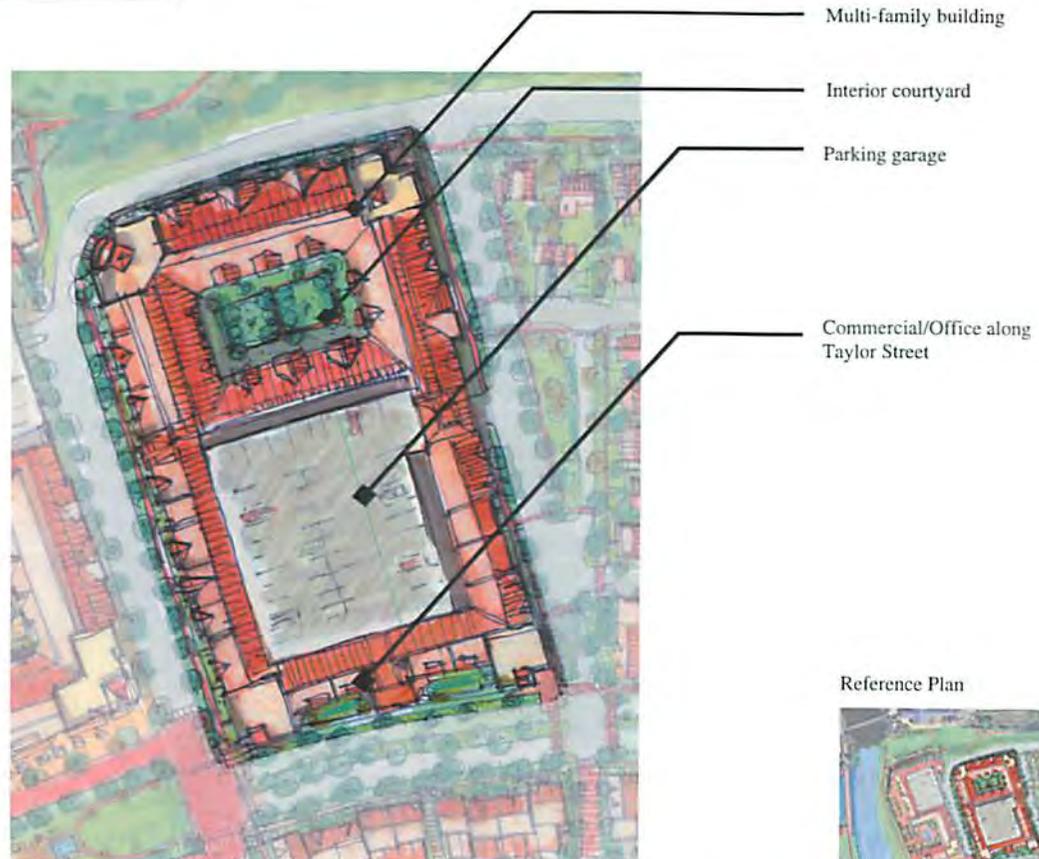
### Commercial

Minimum building setbacks: 0' Maximum building setback: 10'

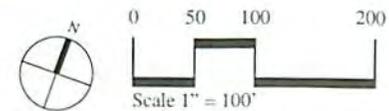
Allowable building height: 80'

Maximum lot occupancy for buildings: 100%

Special conditions: On-street dining seating



Enlarged Parcel 1 Conceptual Site Plan



Reference Plan



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 2 Area Summary

Type of use allowed: Multi-family residential, Commercial, Office

### Residential

Minimum lot size per dwelling unit: N/A

Maximum lot frontage: N/A

Minimum lot setback requirement for principal buildings and accessory buildings: 0'

Maximum building setback: 10'

Maximum lot occupancy restrictions for buildings: 100%

Allowable building height: See Building Height and Massing Diagram

Special conditions: See City of Columbia Zoning Ordinance

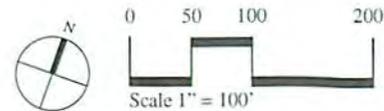
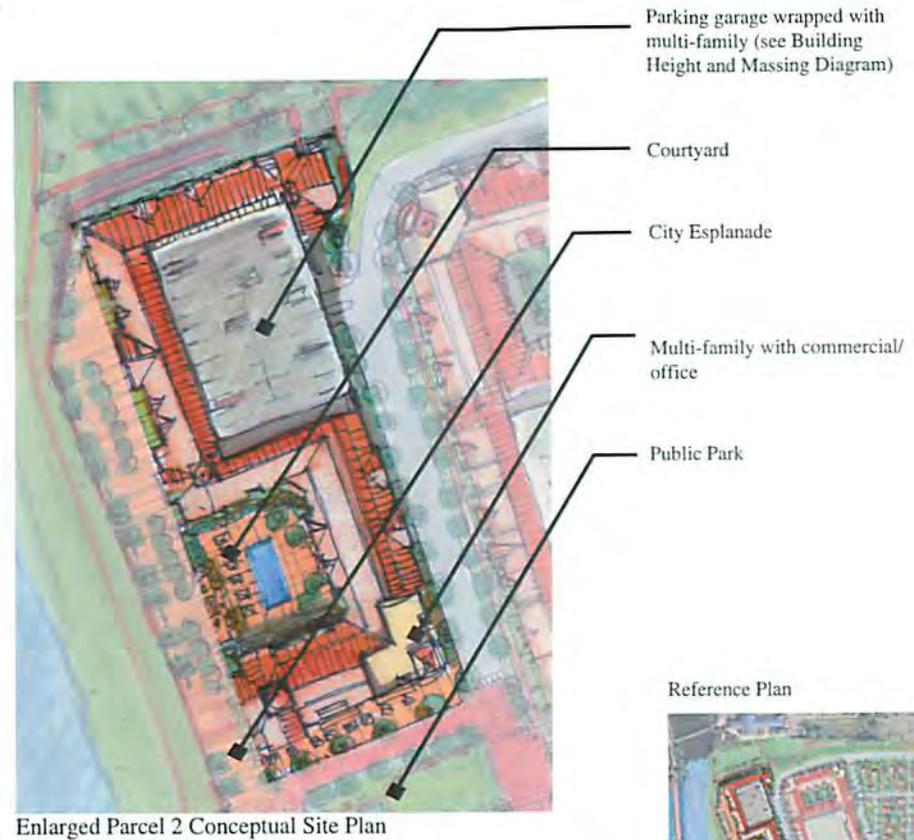
### Commercial/Office

Minimum building setbacks: 0' Maximum building setback: 10'

Allowable building height: See Building Height and Massing Diagram

Maximum lot occupancy for buildings: 100%

Special conditions: On-street dining seating

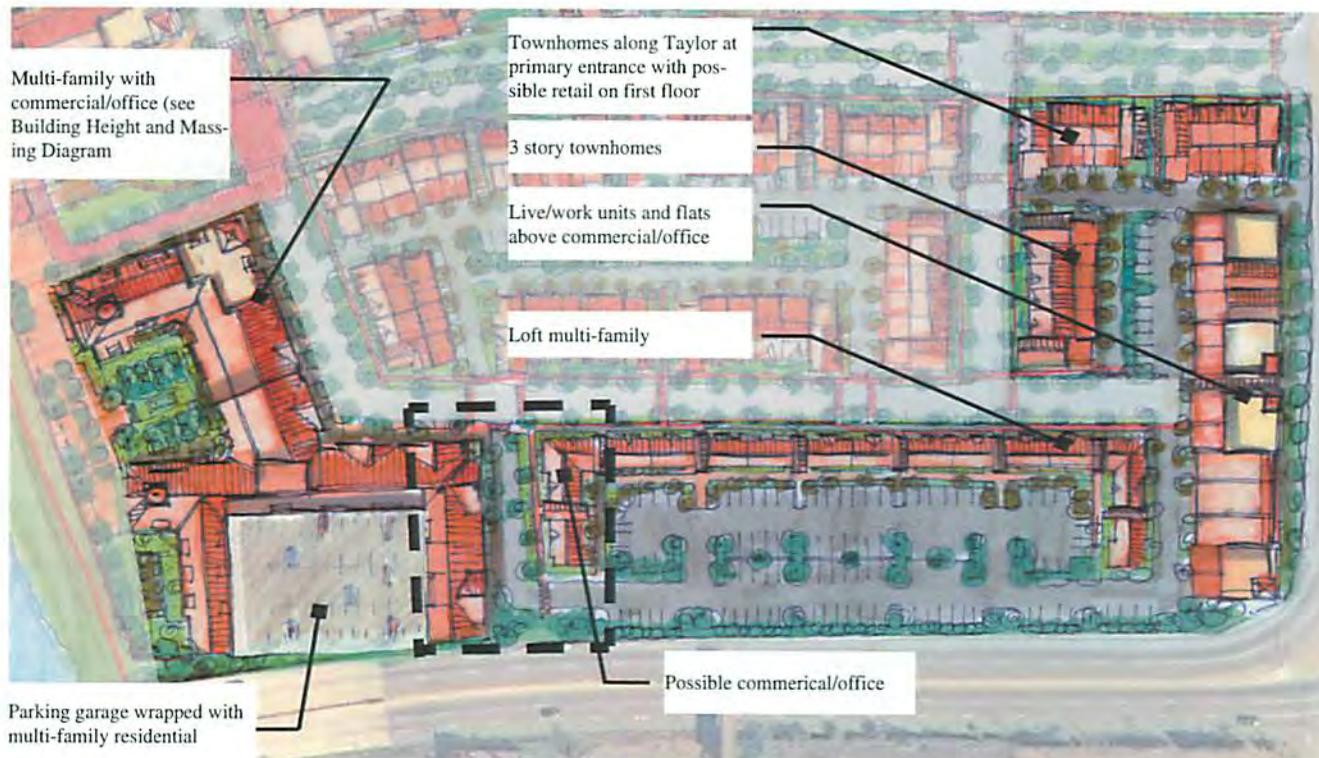


# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 3 Area Summary



**Type of use allowed:** Multi-family residential, Single-family attached residential, Live/Work residential, Commercial, Office

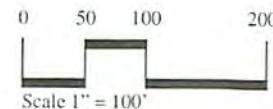
**Residential**

- Minimum lot size per dwelling unit: N/A
- Maximum lot frontage: N/A
- Minimum lot setback requirement for principal buildings and accessory buildings: 0'
- Maximum building setback: 10'
- Maximum lot occupancy restrictions for buildings: 100%
- Allowable building height: See Building Height and Massing Diagram
- Special conditions: See City of Columbia Zoning Ordinance

- Commercial**
- Minimum building setbacks: 0'
  - Maximum building setback: 10'
  - Allowable building height: See Building Height and Massing Diagram
  - Maximum lot occupancy for buildings: 100%
  - Special conditions: On-street dining seating along Canal Street

Enlarged Parcel 3 Conceptual Site Plan

Reference Plan



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 4 Area Summary

**Type of use allowed:** Single family detached residential, Single-family attached residential, Accessory dwelling units over garage, Commercial, Office

### Residential

Minimum lot size per dwelling unit: N/A

Minimum frontage: 30'

Maximum lot frontage: N/A

Minimum front setback: 0' Maximum front setback: 5'

Minimum accessory building setback: 5'

Side setback (corner): 5' Side setback (internal): 3'

Rear setback for single-family detached lots: 20'

Minimum lot setback requirement for principal buildings: 0'

Maximum lot occupancy restrictions for buildings: 100%

Allowable building height: 50'

Special conditions: See City of Columbia Zoning Ordinance



Typical Lot Layout Plan

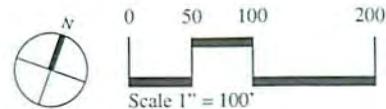
Scale: 1"=40'



Enlarged Parcel 4 Conceptual Site Plan

- Single Family Detached Home
- Detached Rear Garage (accessory unit over garage is encouraged)
- Alley Served Lots
- Commercial
  - Minimum building setbacks: 0'
  - Maximum building setback: 10'
  - Allowable building height: See Building Height and Massing Diagram
  - Maximum lot occupancy for buildings: 100%
  - Special conditions: On-street dining seating

Reference Plan



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 5 Area Summary

**Type of dwelling units allowed:** Single-family detached residential, Single-family attached residential, Live/Work residential, Commercial, Office, Accessory dwelling units over garage

### Residential

Minimum lot size per dwelling unit: N/A

Minimum frontage: 30'

Maximum lot frontage: N/A

Minimum front setback: 0' Maximum front setback: 5'

Minimum accessory building setback: 5'

Side setback (corner): 5' Side setback (internal): 3'

Rear setback for single-family detached lots: 20'

Minimum lot setback requirement for principal buildings: 0'

Maximum lot occupancy restrictions for buildings: 100%

Allowable building height: 50'

Special conditions: See City of Columbia Zoning Ordinance

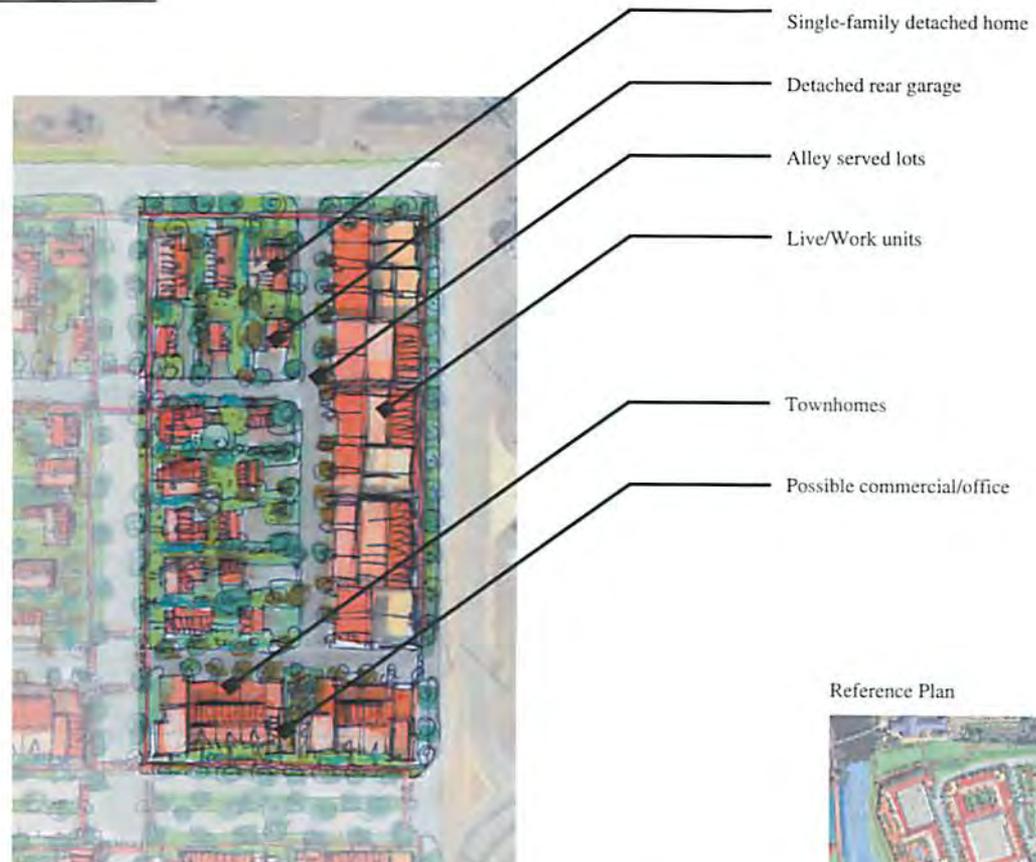
### Commercial

Minimum building setbacks: 0' Maximum building setback: 10'

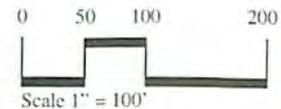
Allowable building height: See Building Height and Massing Diagram

Maximum lot occupancy for buildings: 100%

Special conditions: On-street dining seating



Enlarged Parcel 5 Conceptual Site Plan



Reference Plan



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Parcel 6 Area Summary

**Type of dwelling units allowed:** Single-family attached residential, Commercial, Office

### Residential

Minimum lot size per dwelling unit: N/A

Maximum lot frontage: N/A

Minimum lot setback requirement for principal buildings and accessory buildings: 0'

Maximum building setback: 10'

Maximum lot occupancy restrictions for buildings: 100%

Allowable building height: 50'

Special conditions: See City of Columbia Zoning Ordinance

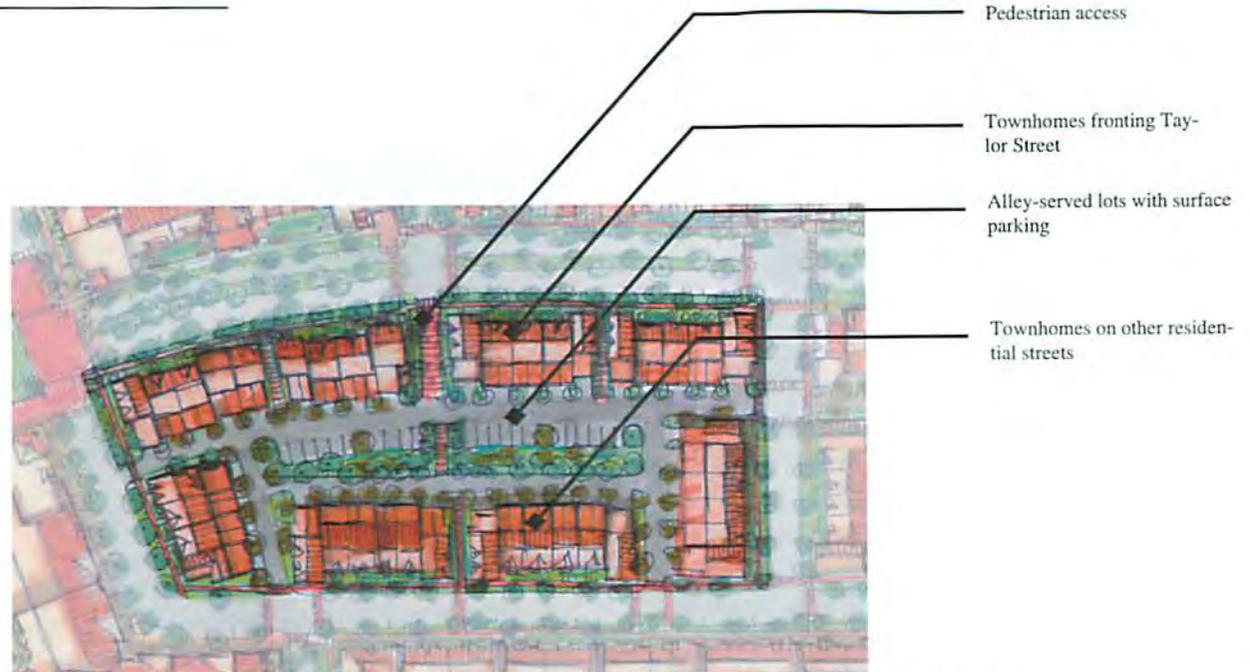
### Commercial

Minimum building setbacks: 0' Maximum building setback: 10'

Allowable building height: See Building Height and Massing Diagram

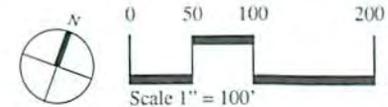
Maximum lot occupancy for buildings: 100%

Special conditions: On-street dining seating



Enlarged Parcel 6 Conceptual Site Plan

Reference Plan



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

## Building Types Summary

### Area 1: Williams Street

#### Live/Work-style units and flats above retail/commercial

- Live/Work units are designated along the Williams St. boundary
- Units will be 3 story comprised of 1 floor "work" space and 2 floors living above
- Ceiling heights can vary to further differentiate units/building heights
- Garage space to be located within the first floor space off alley
- Work area to have storefront-type façade
- Residential to be varying colors of brick with accent materials; balconies above the sidewalk should be considered on select units
- Williams St. façade should vary in color/texture to provide enhanced character
- Williams/Hampton corner should receive special treatment
- Taylor/Williams corners should receive special treatment under this scenario
- Consider marquee signage at corner of building



### Area 2: Neighborhood

#### Single-family detached homes

- All lots will be alley served
- Building heights to be 2-3 story - max 50' to ridge or eave
- Accessory dwelling units over rear garages are encouraged
- Houses will have minimal setbacks and feature front porches/balconies
- Minimum first floor ceiling heights of 10'; 9' on upper floors
- Primary exterior building materials to be brick, hardi panel wood and stucco
- Vinyl or similar artificial material will not be permitted
- Design styles should reflect the unique character of Columbia's older, established neighborhoods (ie Shandon, Earlwood)
- Porches, balconies and stoops are to be featured
- Stairs, railings and canopies to complement the building character



### Area 3: Boulevard District

#### Townhomes at primary entry

- 3 to 4 story buildings along Taylor at primary entry
- Additional parking to be included at rear on a portion of the single family lots fronting on Street A
- NOTE: If retail is located further west on Taylor, then buildings to be 3 story townhomes with individual entries off Taylor and parking similar to live/work
- Use of porches to animate the street façade
- Strong horizontals and sense of detail, but not extravagant
- Consistent setbacks
- Use compatible composition, scale and proportions
- Signage variety is encouraged



#### 3-story townhomes.

- Architecture will reinforce the neighborhood concept of the development, with strong street walks punctuated by individual units stoops/porches, bay windows and entry gardens
- Units on the south side of Taylor will feature first floor flats with 2 to 3-story townhomes above. Small garden patios will be located at the front of the unit with 2<sup>nd</sup> story balcony above. 2<sup>nd</sup> floor units to be accessed via a common corridor along rear of the building
- Building materials to be primarily brick with wood trim and limestone accents. Other masonry materials are encouraged
- All parking to be accommodated in surface spaces at rear of buildings or in attached garages
- Entry stoops at least 18" above finished grade
- Bay windows are encouraged
- Recessed or covered entries recommended



### Area 4: Hampton Street

#### 3-Story Loft Multi-family

- True warehouse loft appearance - brick exteriors, large windows, simple metal exterior balconies
- Open breezeways for vertical circulation
- All parking to be surface at rear of building.
- Early Modernism; Bauhaus
- Minimal building details
- Timeless appearance through design
- Use existing Vista buildings for inspiration



### Area 5: Park District

#### Multi-family with commercial/office

- Exteriors to be a combination of brick, masonry panels and hardi panels
- Exterior facades to alternate to create the appearance of multiple buildings
- First floor commercial/office space will feature prominent entries and front onto Taylor Street and neighborhood park
- Facades facing single family and multi-family on esplanade to be scaled proportionally.
- Combination of flat and pitched roofs
- Internal, structured parking shielded from street
- Facades to create a strong edge on all streets



### Area 6: City Balcony

#### Multi-family

- 100' structure would be limited to either end of the esplanade and shall act to anchor the site
- Buildings will embrace the public esplanade and parks, and step back to create unique private spaces along the waterfront. This will create the opportunity for more views for a greater number of units
- Balconies to be both internal and external to the building/units depending on location



# CanalSide - Planned Unit Development Guidelines and Design Objectives

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August 17, 2005

## Street Framework Plan

### Park Street (Blanding Street)

The features of this street are: on-street parking on both sides, generous planting strip and sidewalk on park side

### Main Boulevard (Taylor Street)

The features of this street are: on-street parking, planting strip and planted median with street trees and sidewalks on both sides, Public park with on-street parking, shopfront and on-street dining seating

### Urban Pedestrian Street (Williams Street)

The features of this street are: On-street parking, generous planting strips with street trees and sidewalk, Commercial, Shop front

### Residential Street (Canal, Lee, Ellis Streets)

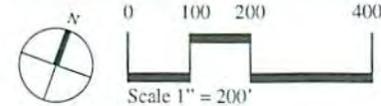
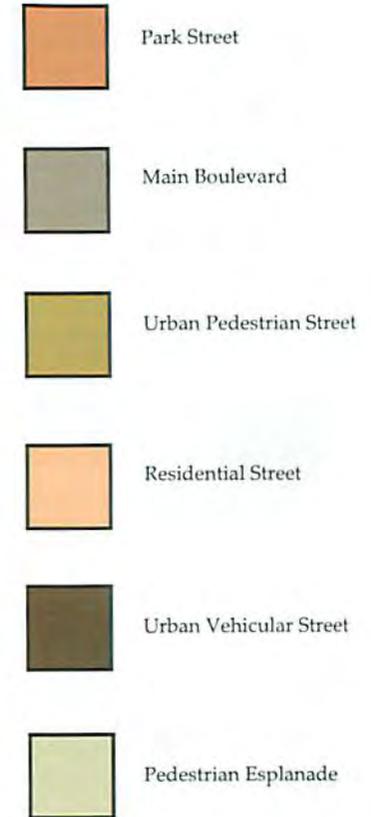
The features of this street are: On-street parking, planting strips with street trees and sidewalks on both sides

### Pedestrian Esplanade

The features of this street are: Public pedestrian waterfront access.

### Urban Vehicular Street (Hampton Street)

The features of this street are: Planted buffer along residential parking area



# CanalSide - Planned Unit Development Guidelines and Design Objectives

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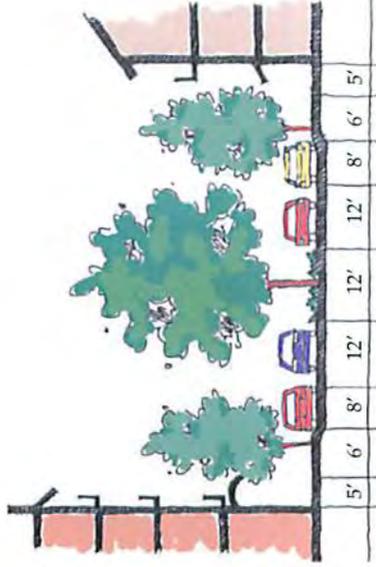
## Enlarged Street Framework Plan

Main Boulevard



Plan View

Scale: 1"=100'



Section View

Scale: 1"=20'



Elevation View

Scale: NTS



Character Image

THE BEACH COMPANY  
DEVELOPERS

DESIGNWORKS, LC  
LANDSCAPE ARCHITECTS

LS3P ASSOCIATES LTD.  
ARCHITECTS

ALLIANCE CONSULTING ENGINEERS, INC.  
ENGINEERING

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

August 17, 2005

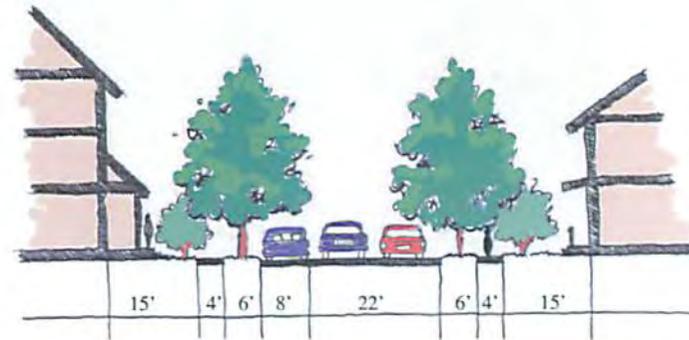
## Enlarged Street Framework Plan

### Residential Street



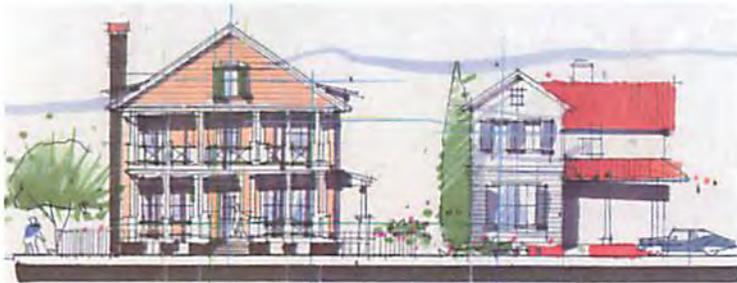
Plan View

Scale: 1"=100'



Section View

Scale: 1"=20'



Elevation View

Scale: NTS



Character Images



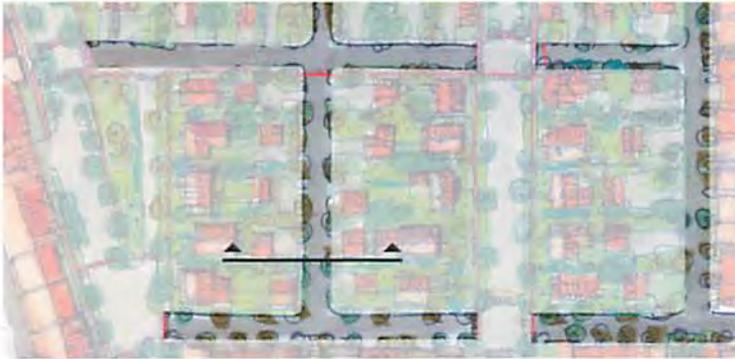
# CanalSide - Planned Unit Development Guidelines and Design Objectives

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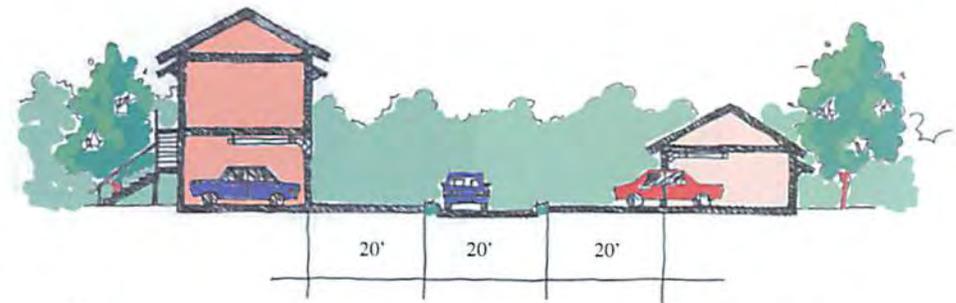
## Enlarged Street Framework Plan

### Residential Alley



Plan View

Scale: 1"=100'



Section View

Scale: 1"=20'



Character Image

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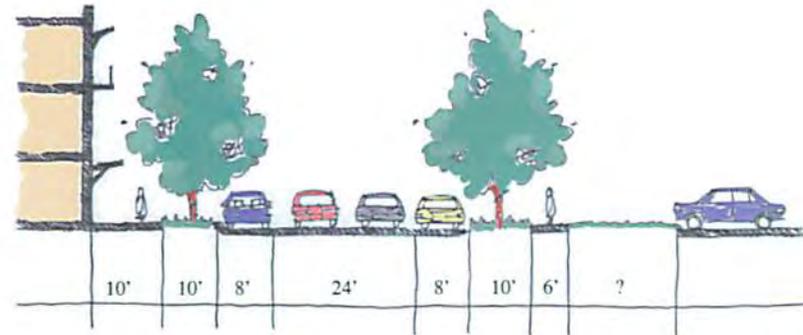
## Enlarged Street Framework Plan

### Urban Pedestrian Street



Plan View

Scale: 1"=100'



Section View

Scale: 1"=20'



Elevation View

Scale: NTS



Character Image

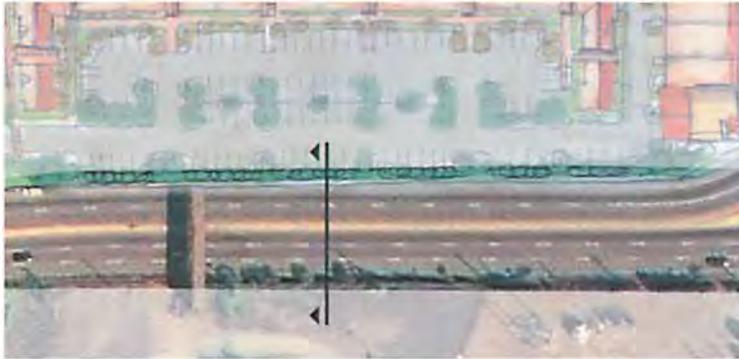
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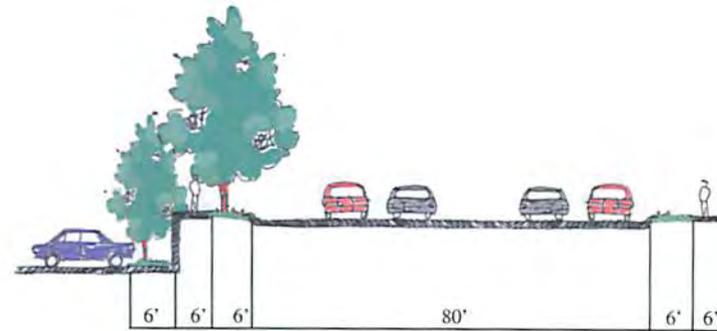
## Enlarged Street Framework Plan

### Urban Vehicular Street



Plan View

Scale: 1"=100'



Section View

Scale: 1"=20'

# CanalSide - Planned Unit Development Guidelines and Design Objectives

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## Enlarged Street Framework Plan

### Pedestrian Esplanade



Plan View

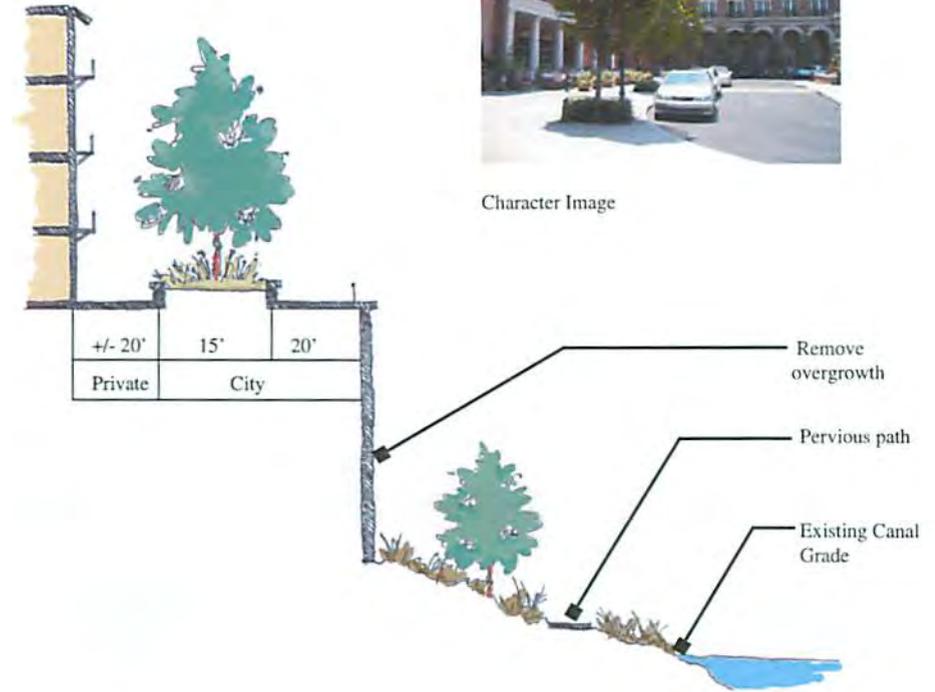
Scale: 1"=100'



Elevation

NTS

Note: Esplanade is the City of Columbia's responsibility. Included here for reference only.



Section View

Scale: 1"=20'



Character Image

# CanalSide - Planned Unit Development Guidelines and Design Objectives

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Columbia, South Carolina

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## Emergency Management Plan

- Applicant to work with City of Columbia Fire Department to develop a final Emergency Management Plan
- Streets shall accommodate emergency vehicles.
- Esplanade to accommodate emergency vehicle traffic.
- Accessible turning radius for fire and solid waste vehicles will be incorporated into the site plan.
- Development will add additional fire hydrants.
- Project will take advantage of high pressure water.
- Loop utility systems
- Develop utility plan to facilitate natural drainage of the site.
- All required parking is accommodated on site
- On-street parking utilized for visitors and commercial

# CanalSide - Planned Unit Development Guidelines and Design Objectives

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## Site Furnishings Summary



# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

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## Signage Summary



Note: Signs shall include panel, wall, awning valance, or projecting signs. Key building locations shall be exempt from this requirement in accordance with ARB approval. See Building Height and Massing Diagram.

# CanalSide - Planned Unit Development Guidelines and Design Objectives

Columbia, South Carolina

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## Phasing Plan

Note: Actual phasing subject to market conditions.



This Conceptual Master Plan has been prepared for graphic decoration and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate. The plan is a planning instrument that is subject to change within the guidelines of this planned unit development. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine plats, master deeds, deed restrictions and covenants applicable to specific portions of the property.